

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 7, 2023

23-0013

SPECIAL JOINT MEETING OF TRANSPORTATION AND INFRASTRUCTURE
COMMITTEE AND ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER TENNELL ATKINS, PRESIDING

PRESENT: [7] Atkins, Arnold, *West, Resendez, Narvaez, McGough, Willis

ABSENT: [0]

The meeting was called to order at 3:08 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 5:13 p.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

***Note: Members of the Committee participated in this meeting by video conference.**

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 7, 2023

EXHIBIT A

RECEIVED

2023 FEB -3 PM 1:58

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Public Notice

23 0124

POSTED CITY SECRETARY
DALLAS, TX



Special Called Joint Meeting of the Transportation and Infrastructure and Economic Development Committees

February 7, 2023

3:00 PM

2022 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	ENVIRONMENT AND SUSTAINABILITY Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	HOUSING AND HOMELESSNESS SOLUTIONS Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
PUBLIC SAFETY McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	QUALITY OF LIFE, ARTS, AND CULTURE Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
TRANSPORTATION AND INFRASTRUCTURE Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	WORKFORCE, EDUCATION, AND EQUITY Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
AD HOC JUDICIAL NOMINATING COMMITTEE Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	AD HOC LEGISLATIVE AFFAIRS Atkins (C), McGough, Mendelsohn, Narvaez, Willis
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION Johnson (C), Atkins, Bazaldua, Blackmon, Thomas	AD HOC COMMITTEE ON GENERAL INVESTIGATING & ETHICS Mendelsohn (C), Atkins, Blackmon, McGough, Schultz
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Willis (C), McGough, Moreno, Schultz, West	

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

The Special Called Joint Meeting of the Transportation and Infrastructure and Economic Development Committee meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the Special Called Joint Meeting of the Transportation and Infrastructure and Economic Development Committee meeting on Spectrum Cable Channels 16 (English) and 95 (Spanish) and at bit.ly/cityofdallastv.

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mc6247a72ac80231e698c340e2846fe05>

Call to Order

BRIEFING ITEMS

- A [23-493](#) Mockingbird Corridor Study and Central Dallas Key Projects Update
[Gus Khankarli, Director, Department of Transportation
Michael Morris, Director, North Central Texas Council of Governments]

Attachments: [Presentation](#)

- B [23-494](#) Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan -
Update and Next Steps
[Majed A. Al-Ghafry, Assistant City Manager, City Manager's Office
Rosa Fleming, Director, Convention and Event Services]

Attachments: [Presentation](#)

ADJOURNMENT

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 7, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 7, 2023

Item A: Mockingbird Corridor Study and Central Dallas Key Projects Update

The following individuals briefed the committee on the item:

- Gus Khankarli, Director, Department of Transportation; and
- Michael Morris, Director, North Central Texas Council of Governments

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 7, 2023

BRIEFING ITEMS

Item B: Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan - Update and Next Steps

The following individuals briefed the committee on the item:

- Majed A. Al-Ghafry, Assistant City Manager, City Manager's Office;
- Rosa Fleming, Director, Convention and Event Services;
- Dan Baer, Senior Vice President, WSP;
- Aron Kirsan, Vice President, WSP;
- Robert Svedberg, Principal, TVS Design;
- Ryan O'Connor, Assistant Director, Park and Recreation Department;
- Danielle Thompson, Director, Procurement Services; and
- Gus Khankarli, Director, Department of Transportation

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 7, 2023

EXHIBIT C



City of Dallas

Mockingbird Corridor Study and Central Dallas Key Projects Update

**Special Called Meeting
Transportation & Infrastructure
and Economic Development
February 7, 2023**

Ghassan “Gus” Khankarli, Ph.D., P.E. Director
Department of Transportation
City of Dallas

Michael Morris, P.E.
Transportation Director,
North Central Texas Council of Governments

Purpose



To provide a status update from NCTCOG about:

- The planned corridor study along Mockingbird Ln from IH 35E/SH 183 to Dallas North Tollway (DNT)
- Key central Dallas projects



Presentation Overview



- 1) Background
- 2) Mockingbird Ln Study
- 3) IH 30-Downtown Project
- 4) Next Steps



1-Background-Bachman Lake Study



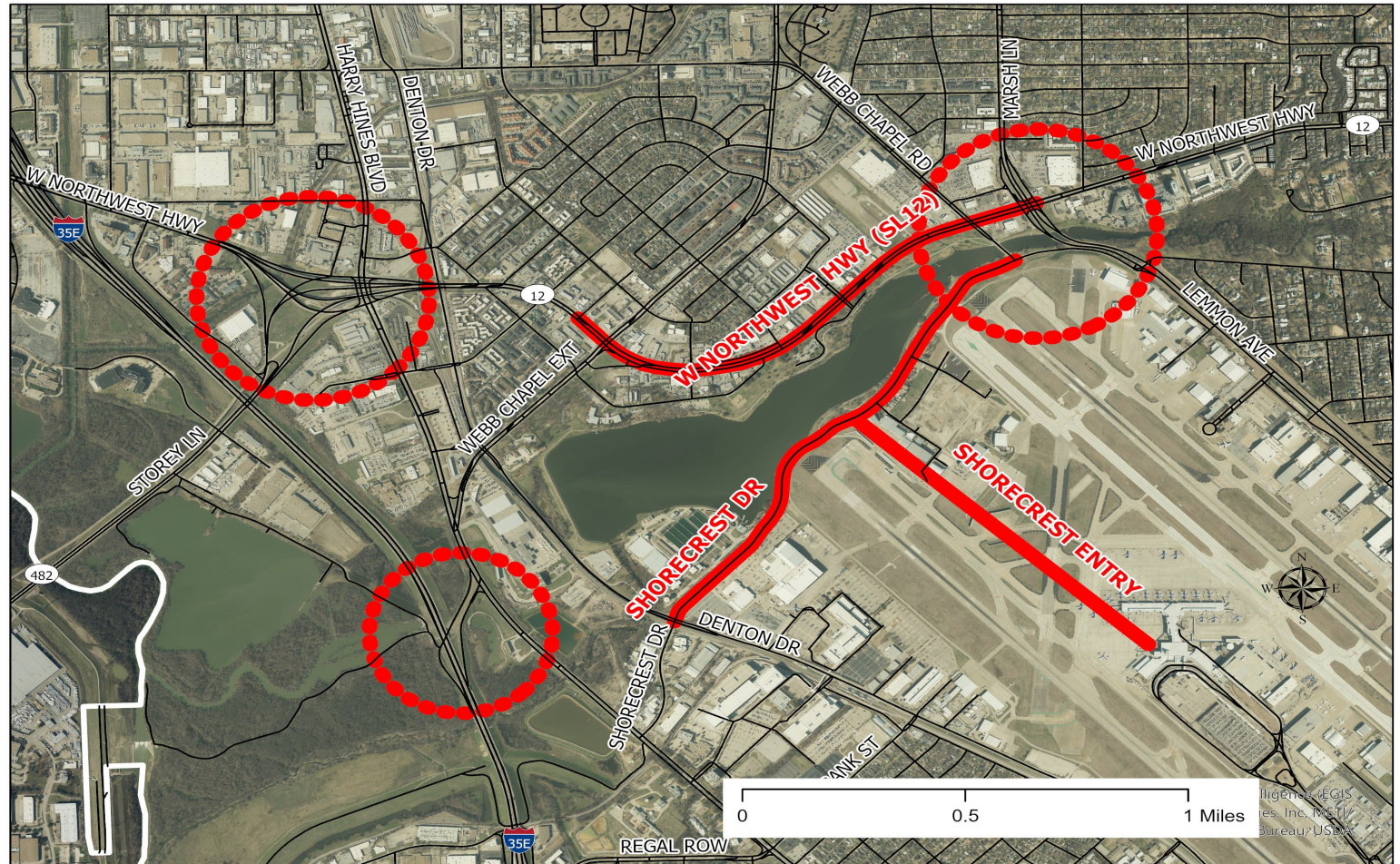
- In 2020, North Central Texas Council of Governments (NCTCOG) led a study around the Bachman Lake Area
- Purpose of the study was to evaluate operational improvement options that will improve multimodal accessibility to Bachman Lake



1-Background-Bachman Lake Study



- Bachman Lake Area Map



1-Background-Bachman Lake Study



- Key takeaway:
 - Lane reduction along Northwest Highway
 - Interchange improvements at IH 35E/Raceway/Harry Hines Blvd
 - Interchange improvements at Northwest Hwy/Harry Hines Blvd/Storey Ln
 - Shorecrest Dr improvements
 - Love Field Airport (LFA) public access from Shorecrest Dr.



1-Background-Harry Hines Blvd

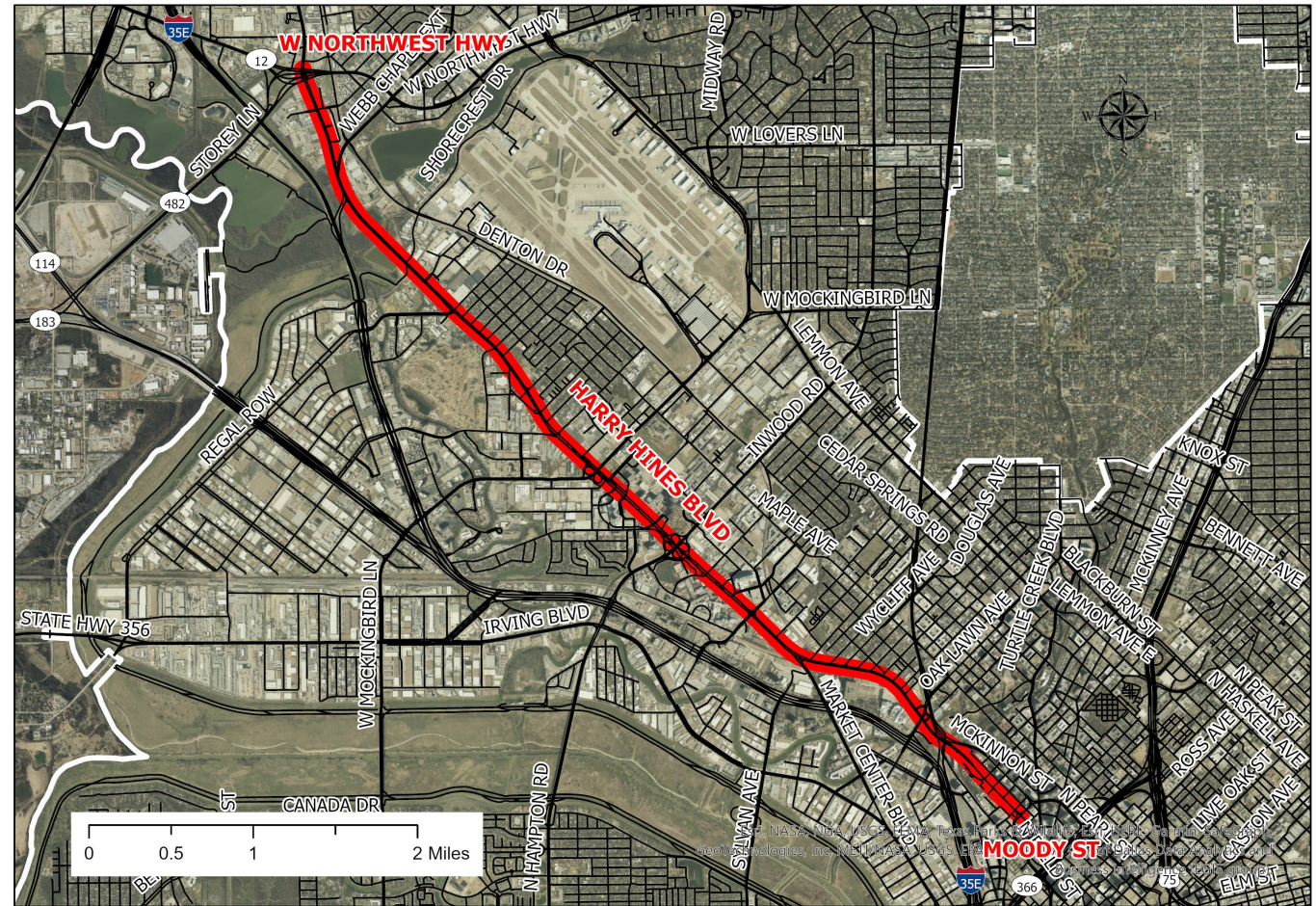


- In 2020, NCTCOG undertook a study around of the Harry Hines Rd corridor from downtown to Northwest Hwy
- Purpose of the study was to evaluate operational improvement options that will improve multimodal movement within the limits of the corridor and to complement the work within the medical district area

1-Background-Harry Hines Blvd



- Harry Hines Blvd Map



1-Background-Harry Hines Blvd



- Key takeaway:
 - Full diamond interchange improvements at IH 35E/Raceway/Harry Hines Blvd/Webb Chapel Extension (similar conclusion from the Bachman Lake study)
 - Diamond Interchange improvements at Harry Hines Blvd and Mockingbird Ln
 - IH 35E/DNT interchange improvements
 - McKinnon Ave/Harry Hines Couplets improvements and lane reductions
 - Improvements to Harry Hines Blvd within the Medical District area between Mockingbird Ln and Market Center Dr.



1-Background-Mockingbird Ln



- In April 2022, City of Dallas (COD) received a letter from Southwest Airlines requesting COD/NCTCOG to evaluate roadway and transit options that maximize access to Love Field Airport (LFA)
- Letter requested (a) focus to be on potential improvements to Mockingbird Ln, IH 35 E (Stemmons FWY) and adjoining arterial streets, as warranted and (b) not to include consideration for a public northern entrance to LFA

1-Background-Mockingbird Ln



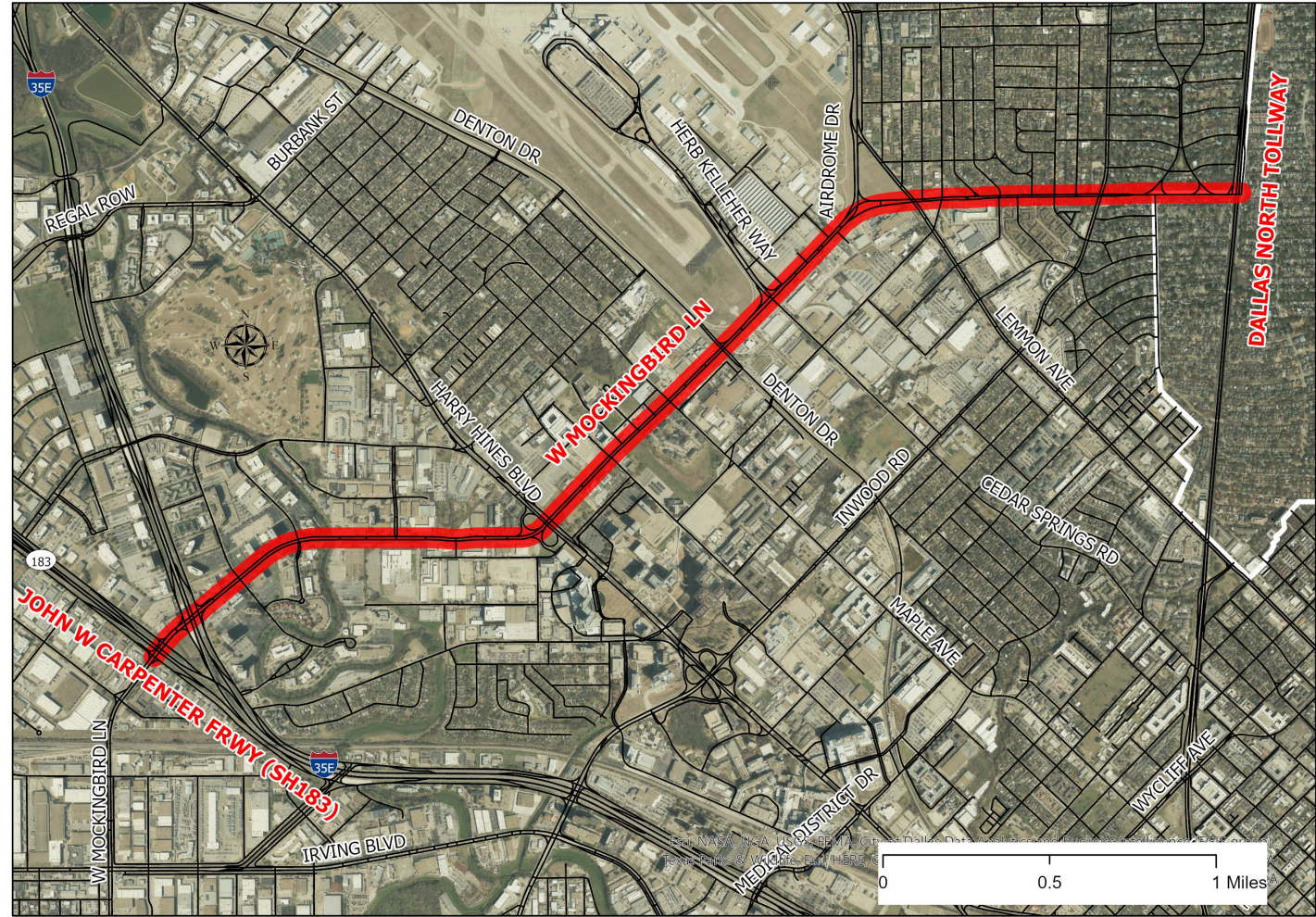
- In June 2022, City of Dallas (COD) sent a letter to NCTCOG in support of SWA's April 2022 letter
- In January 2023, COD received a letter from NCTCOG with covering the following:
 - Concurrence with the request to study Mockingbird Ln from SH 183 to Dallas North Tollway (DNT) with a focus on the southern entrance to LFA
 - Include in the evaluation the use of autonomous transit vehicle service
 - Coordination with TxDOT on potential improvements to IH 35 E (Stemmons Fwy)
 - Concurrence not to include the study consideration for a northern public entrance to LFA



1-Background-Mockingbird Ln

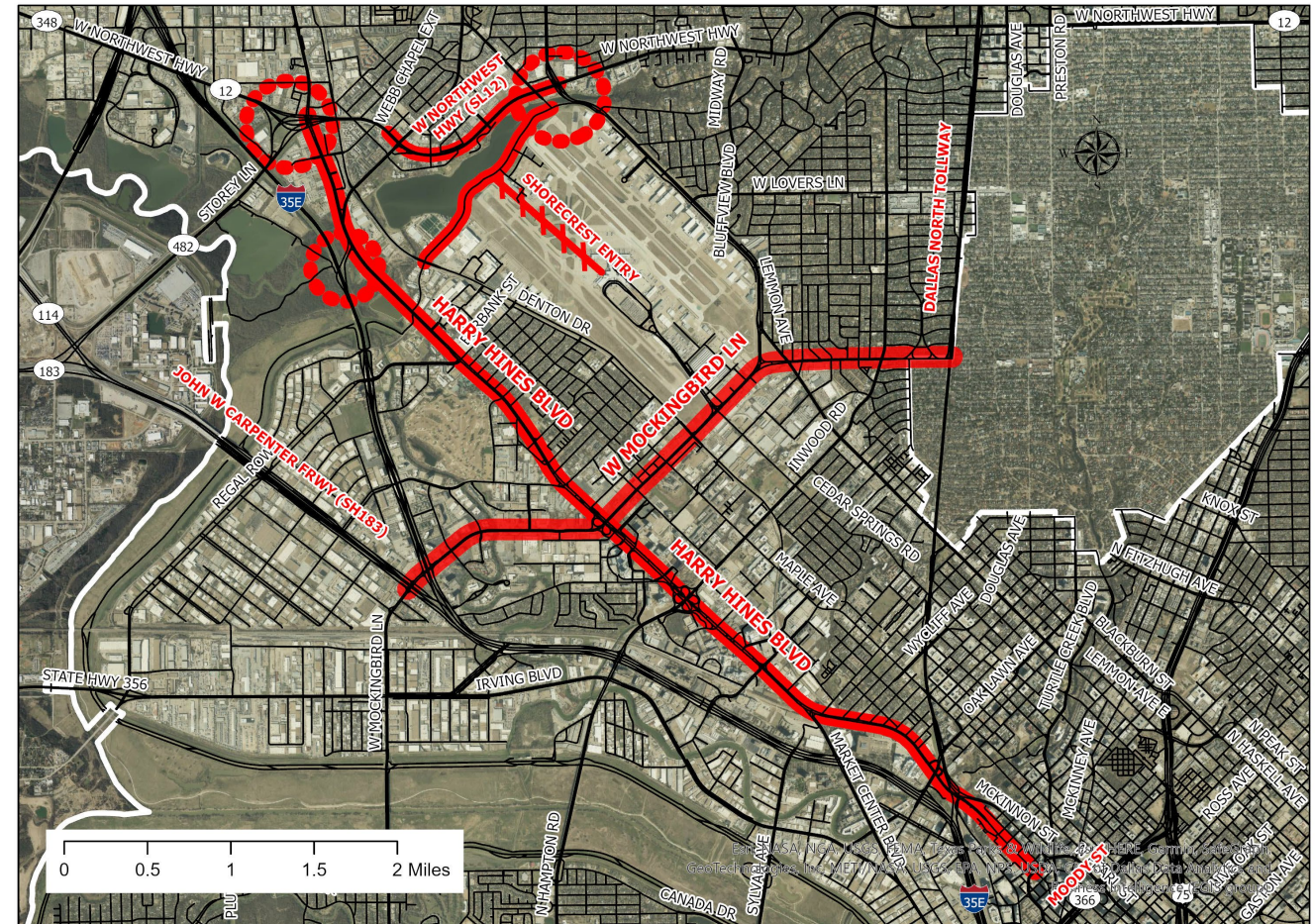
- Mockingbird Ln

Map



1-Background-Mockingbird Ln

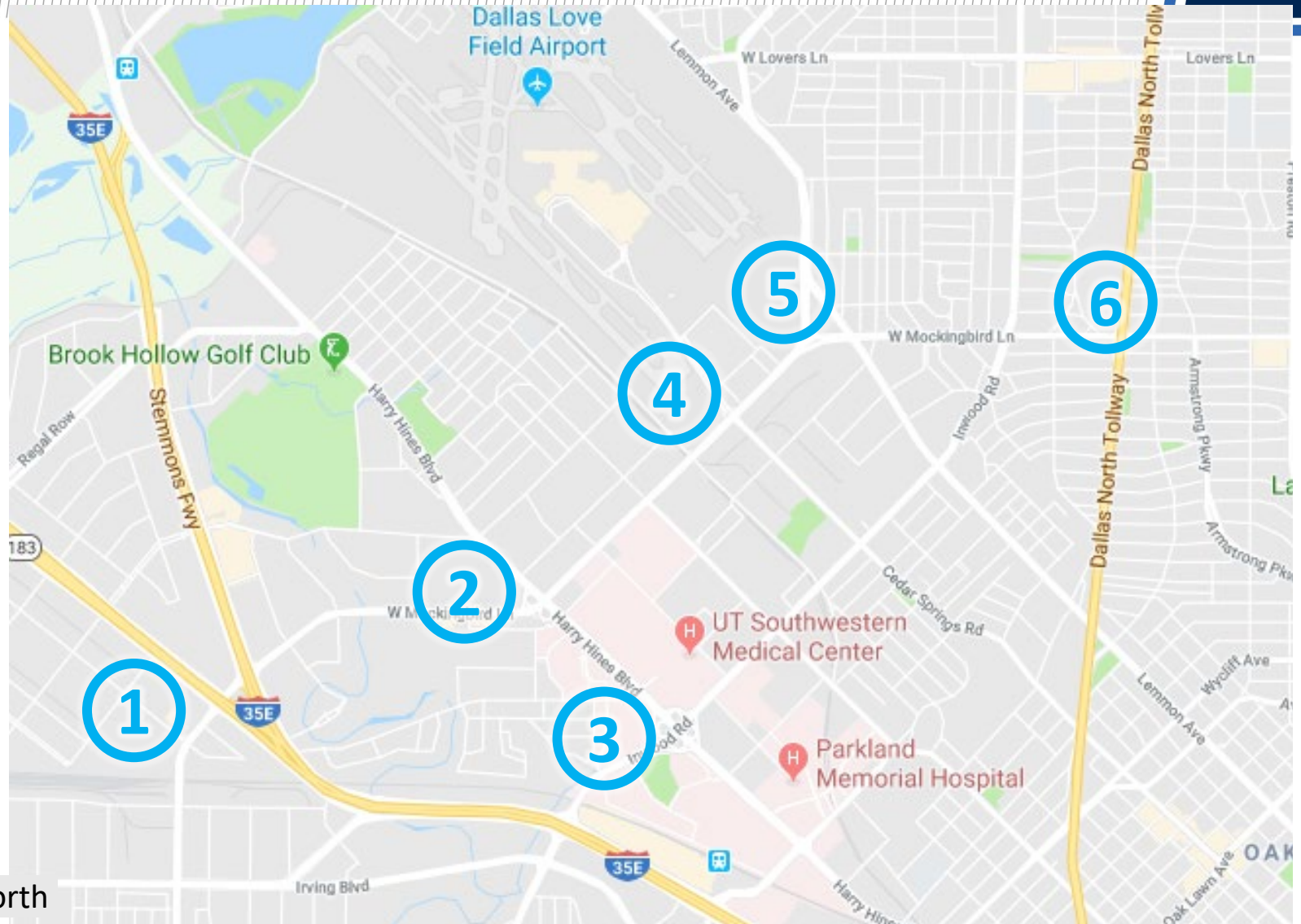
- Combined Map



2-Mockingbird Study-Key Objectives



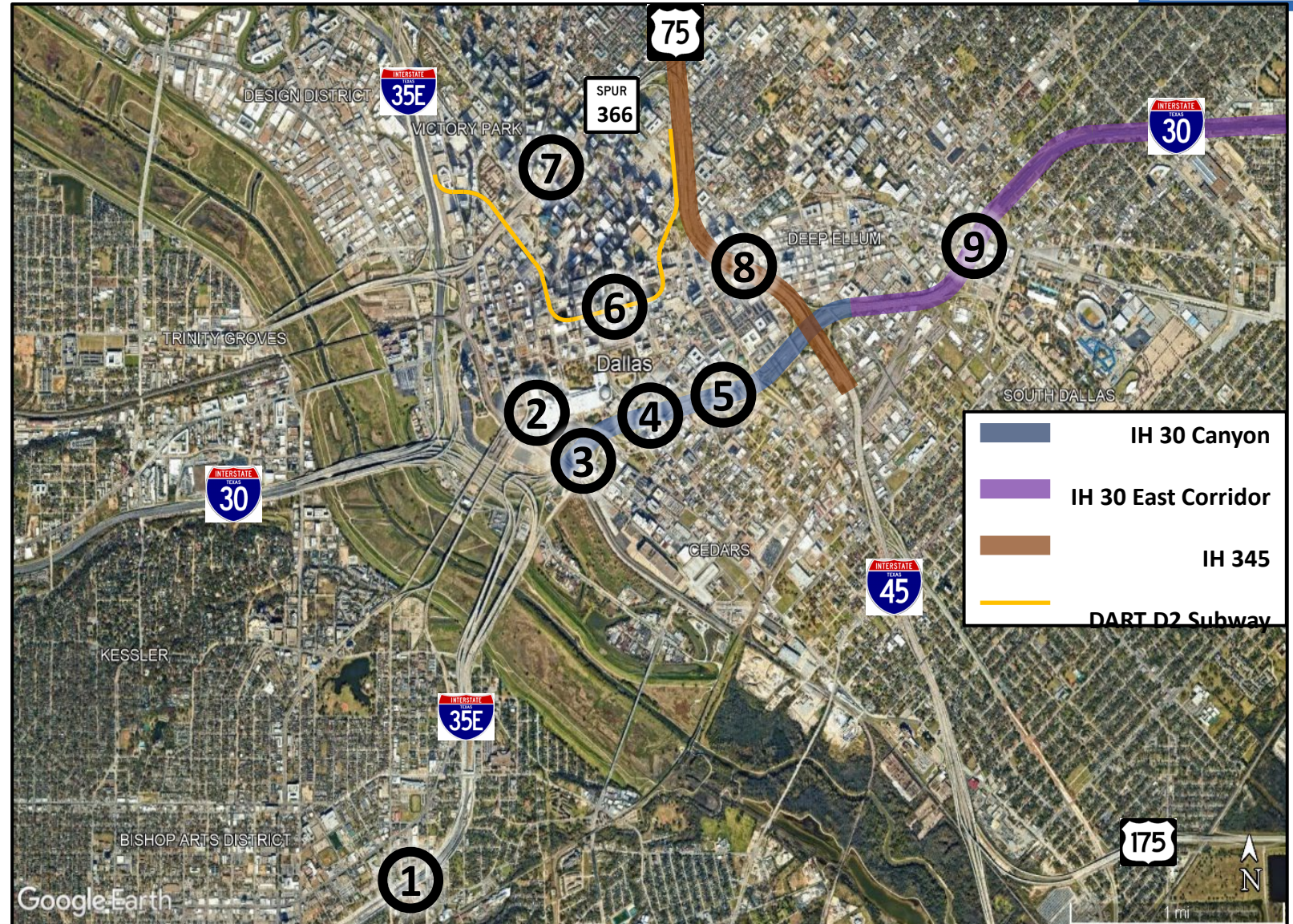
1. Review existing and proposed access to/from I-35E and SH 183
2. Improve access along Mockingbird to support the northern expansion of the hospital district
3. Review proposed consensus interchange design at Inwood Road
4. Improve access to/from Love Field from to/from the south
5. Review City of Dallas Aviation Department intersection designs at Lemmon Avenue
6. Review congestion levels and queuing at the Dallas North Tollway interchange



3-Central Dallas Related Projects



1. IH 35E Southern Gateway Deck Park – Phase 2.0 RAISE Grant (2023)
2. Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan
3. Commercial development spanning over IH 30/Lamar Street
4. Favorable USDOT response for IH 30 Canyon INFRA/MEGA Grant resubmittal with TxDOT (2023)
5. Dallas Heritage Village/Farmers Market multi-deck connection (\$2M for TxDOT expedited engineering)
6. Approval of realigned DART D2 Subway through Downtown
7. Klyde Warren Park – Phase 2.0 RAISE Grant (2023)
8. Awaiting support decision for refined IH 345 “Hybrid” alternative
9. Continuing IH 30 East Corridor support for depressed freeway, accessibility, & street connectivity between Deep Ellum/Fair Park



10-Next Steps



1. Initiate the Mockingbird Ln project
2. Develop schedule, outreach plan and associated activities for the Mockingbird Ln Project
3. Provide progress updates





City of Dallas

Mockingbird Corridor Study and Central Dallas Key Projects Update

**Special Called Meeting
Transportation & Infrastructure
and Economic Development
February 7, 2023**

Ghassan “Gus” Khankarli, Ph.D., P.E. Director
Department of Transportation
City of Dallas

Michael Morris, P.E.
Transportation Director,
North Central Texas Council of Governments



City of Dallas

Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan – Next Steps

**Special Called Meeting
Transportation & Infrastructure
and Economic Development
February 7, 2023**

Rosa Fleming, Director
Convention and Event Services
Majed Al-Ghafry, Assistant City Manager
City of Dallas

Other Contributors & Presenters



City of Dallas

Kimberly Bizer Tolbert - Deputy City Manager
Robert Perez, Ph.D. – Assistant City Manager
Jack Ireland – Chief Financial Officer
Ghassan Khankarli, Ph.D. – Director, Transportation
John Jenkins – Director, Park and Recreation
Danielle Thompson - Director, Procurement Services
Joyce Williams - Director, Small Business Center
Ryan O'Connor – Assistant Director, Park and Recreation

VisitDallas

Craig T. Davis - President and CEO

OVG360

Anthony Lopez - General Manager

Fair Park First

Brian Luallen – CEO

WSP USA and Sub-Consultants

Daniel Baer - Senior VP II, WSP USA
John Loughran – Senior VP I, WSP USA
Aron Kirsch - VP, WSP USA
Staron Faucher - Assistant VP, WSP USA
Robert Svedberg - Principal, TVS Design
Brian Tibbs - Partner, Moody Nolan, Inc.
Rob Hunden - CEO, Hunden Strategic Partners
Thomas Simpson - Director, HR&A Advisors, Inc.



Overview



- Purpose
- Timeline and Summary
- Master Plan and Advanced Planning Findings
 - KBHCCD Concept
 - The Black Academy of Arts and Letters Renovation
 - Dallas Memorial Auditorium Reuse
 - Transportation
 - Land Use
- Tourism and Hospitality Rebound
- Fair Park Enhancements
- Project Financing and Team Structure
- Procurement Strategies
- Video Presentation
- Next Steps



Purpose



Convention and Event Services (CES) is providing a move-forward update for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan given the adoption of the approval of the ballot proposition in November 2022 and the completion of the master plan and advanced planning drafts. CES and its partner departments are recommending the following next steps:

- Issuance of an Owner's Representative/Project Manager solicitation in February 2023 to begin the steps necessary for the implementation of the post-advanced planning phasing for the expansion of the convention center
- Coordination with the Chief Financial Officer and the City of Dallas Controller's Office to begin the process to issue the first series of revenue bonds for Fair Park and the Convention Center Project



Timeline and Summary



	KE	DP	DS	TB	DM	PP	PC	DD	DP	Est. Financing & Solicitation Schedule*
23Q1										Procure Project Manager(s)
23Q2										Procure A&E Design for 3C West of Lamar & Dallas Memorial Auditorium
23Q3										
23Q4										Finalize Initial Revenue Bond Sale with the City's Chief Financial Officer
24Q1										Begin draw-down of PFZ funds from State with Economic Development
24Q2										Procure Construction Services for 3C West of Lamar & Dallas Memorial Auditorium
24Q3										Procure TBAAL A&E Design and Construction Services
24Q4										Finalize Second Revenue Bond Sale & Begin 3C West of Lamar/ Dallas Memorial Auditorium Construction
25Q1										
25Q2										
25Q3										
25Q4										Begin TBAAL Reconstruction
26Q1										Procure Pioneer Park A&E / Landscaping
26Q2										Procure Developer for ~30 acres
26Q3										Procure Various Services for Pioneer Cemetery
26Q4										
27Q1										
27Q2										
27Q3										Procure Demolition Services & Continue Development Solicitations
27Q4										
28Q1										Begin Deck Park Construction for 3C West of Lamar
28Q2										
28Q3										
28Q4										
29Q1										
29Q2										
29Q3										
29Q4										
30Q1										
30Q2										
30Q3										
30Q4										

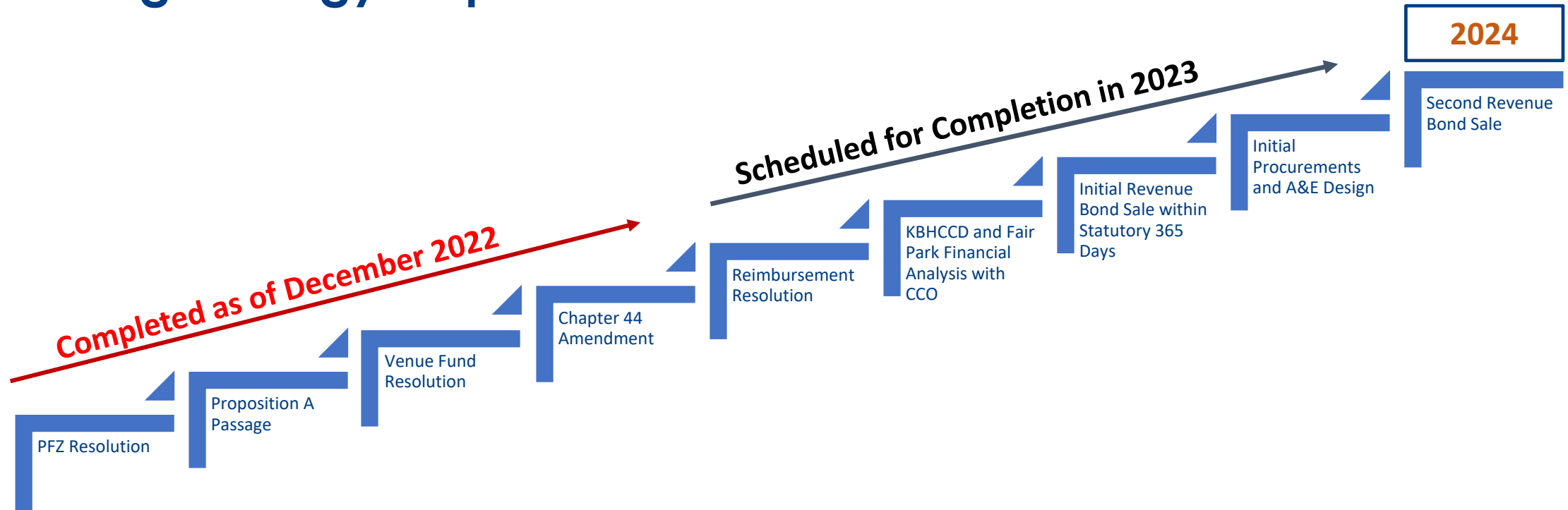
Legend	
KE = KBHCCD Expansion	
DP = KBHCCD Deck Park	
DS = Demolition Halls A/B/C	
TB = The Black Academy of Arts & Letters	
DM = Dallas Memorial Auditorium	
PP = Pioneer Plaza	
PC = Pioneer Cemetery	
DD = District Development	
DP = Development Process	
Color Code	
Procurement = Blue	
A&E Design = Red	
Construction = Green	
Project Complete = Orange	
Demolition = Yellow	
A&E Procurement = Purple	
Replatting = Black	
Design Guidelines Development = Brown	
*Please note this is a conceptual schedule.	
Firm dates will be brought forth to City Council	
after approval of the Project Manager(s).	



Timeline and Summary (cont.)



Financing Strategy Steps



Progress To-Date



Q1 2021

KBHCCD Master Plan Study Begins

Q2-Q4 2021

Master Plan Public/Stakeholder Engagement

Project Financing Zone approved by State for ~\$2.2B

Q1 2022

City Council approved the 3C West of Lamar alternative and requested Advanced Planning regarding:

- Convention Center concept for site, level of investment and schedule
- The Black Academy of Arts and Letters Improvements
- Dallas Memorial Auditorium Reuse Strategy
- Convention Center District & Transportation Planning

Q4 2022

At the 11/8/22 special election, a majority of qualified voters cast votes in support of Proposition A providing ~\$1.5B for the Master Plan and Fair Park with an 80/20 split



Advanced Planning Findings



Met All Program Goals Established in Master Plan

Improved Main Access & Egress Points and Frontages

Stronger connection to Cedars/South Dallas

Coordinated with Key Stakeholders

- TxDOT I-30 Canyon Project
- UPRR
- DART

Further Analysis of:

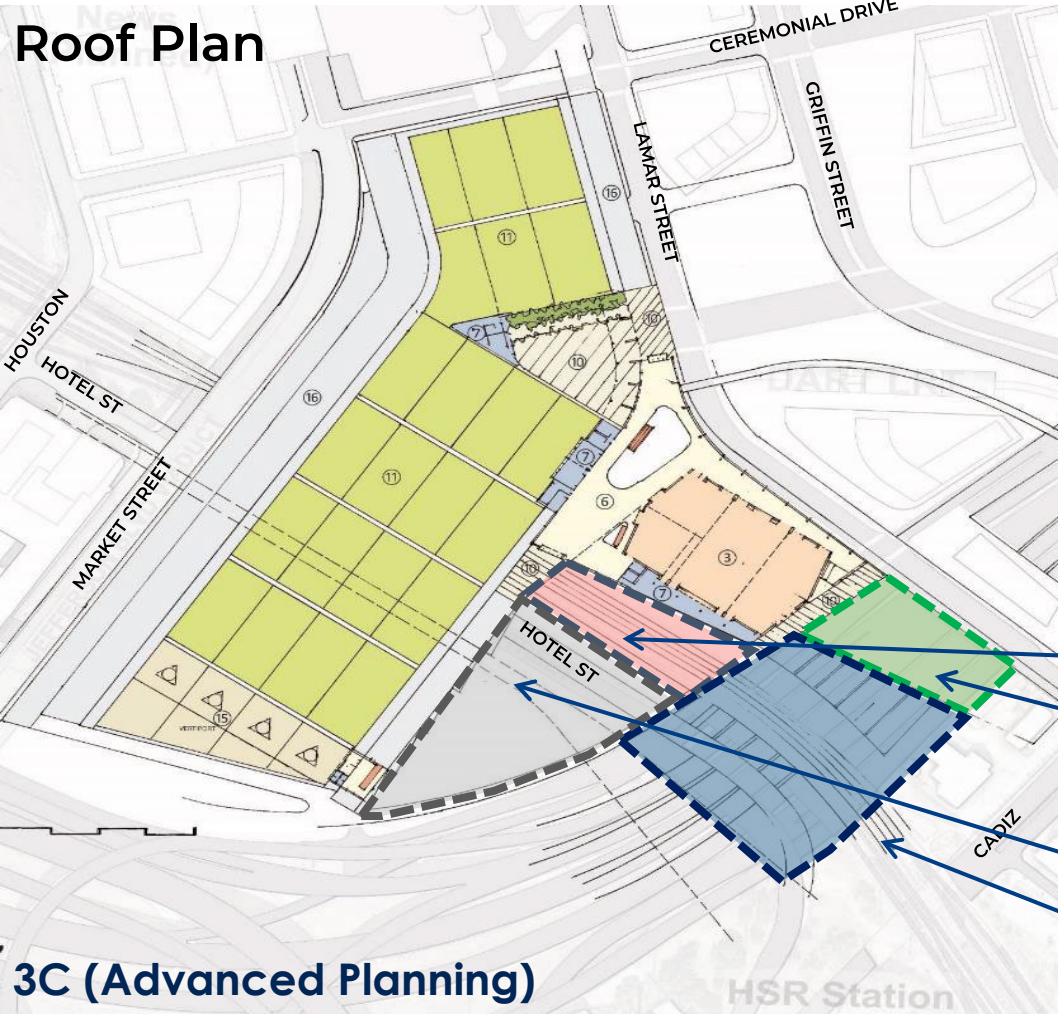
- Overall level of investment given persistent inflation
- Project schedule to minimize the impact on existing customers and downtown residents/workers
- Reduce/avoid the need for land acquisition

BUILDING PROGRAM SUMMARY

	<u>Current</u>		<u>Planned</u>
Exhibition Halls:	724,000	→	800,000
Ballrooms:	65,000	→	170,000
Largest Ballroom:	27,000	→	105,000
Meeting Room:	100,000	→	260,000
Parking:	2,000	→	2,000



Advanced Planning Findings (cont.)



OPPORTUNITIES

Advanced Planning studies led to the following strategies

- **Improved the urban experience** along Lamar/Botham Jean Boulevard
- **Reduced investment level and schedule**
- **Improved event flexibility**
- **Provides enhanced connection to potential High-Speed Rail Station**

- Reduce Exhibit Hall Footprint over UPRR Corridor
- Enlarge Deck Park along Lamar/Botham Jean to strengthen connection to the Cedars/South Dallas
- Allow for Logical Future Expansion
- Eliminate Building Footprint Over I-30



Advanced Planning Findings (cont.)



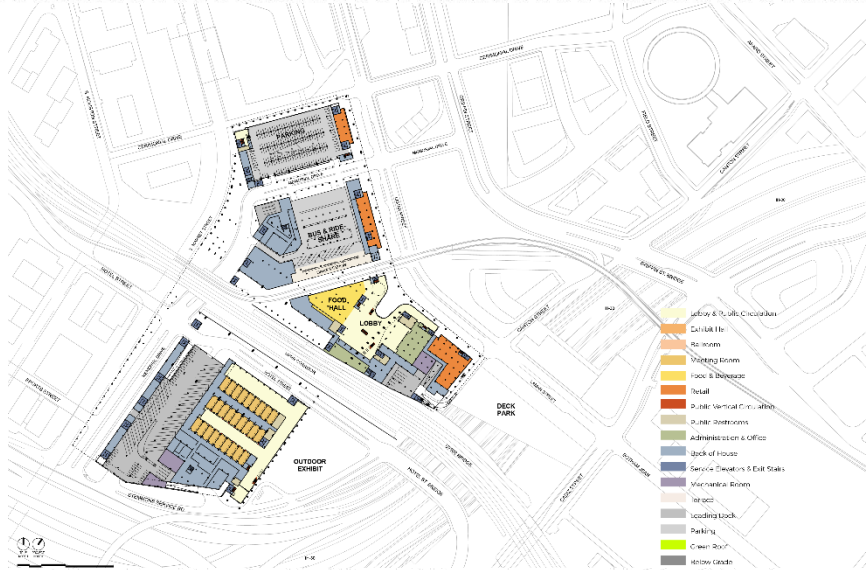
3C - Site Plan



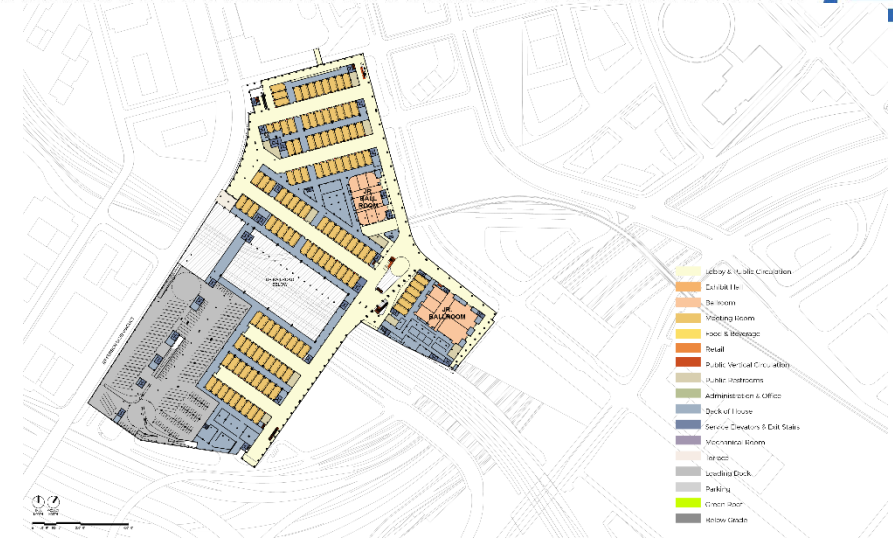
Advanced Planning Findings (cont.)



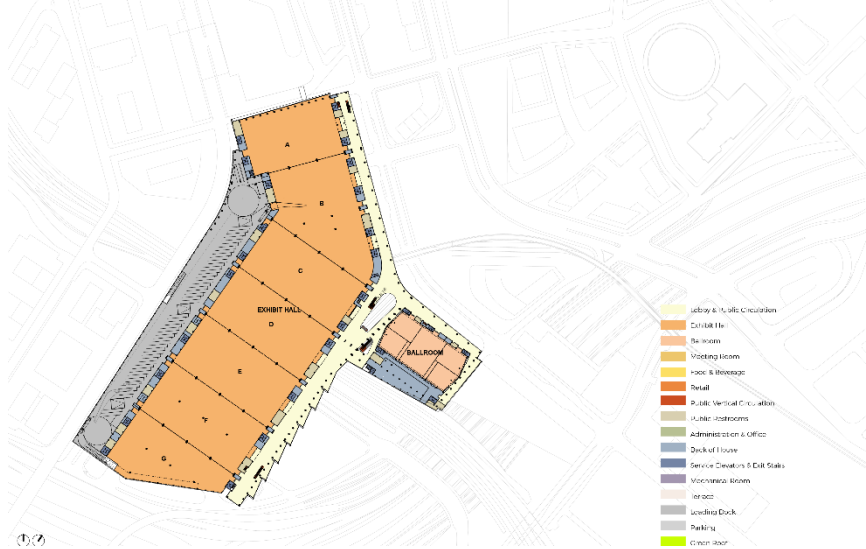
Level 01



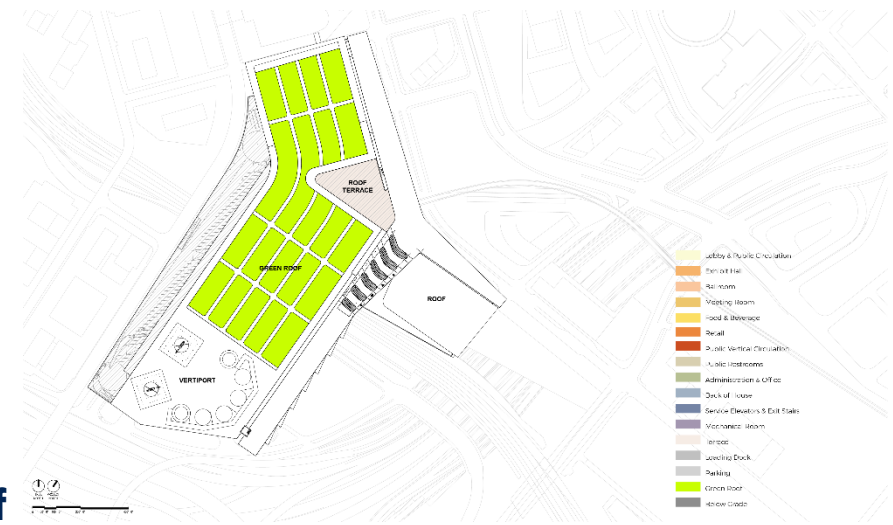
Level 02



Level 03



Level Roof

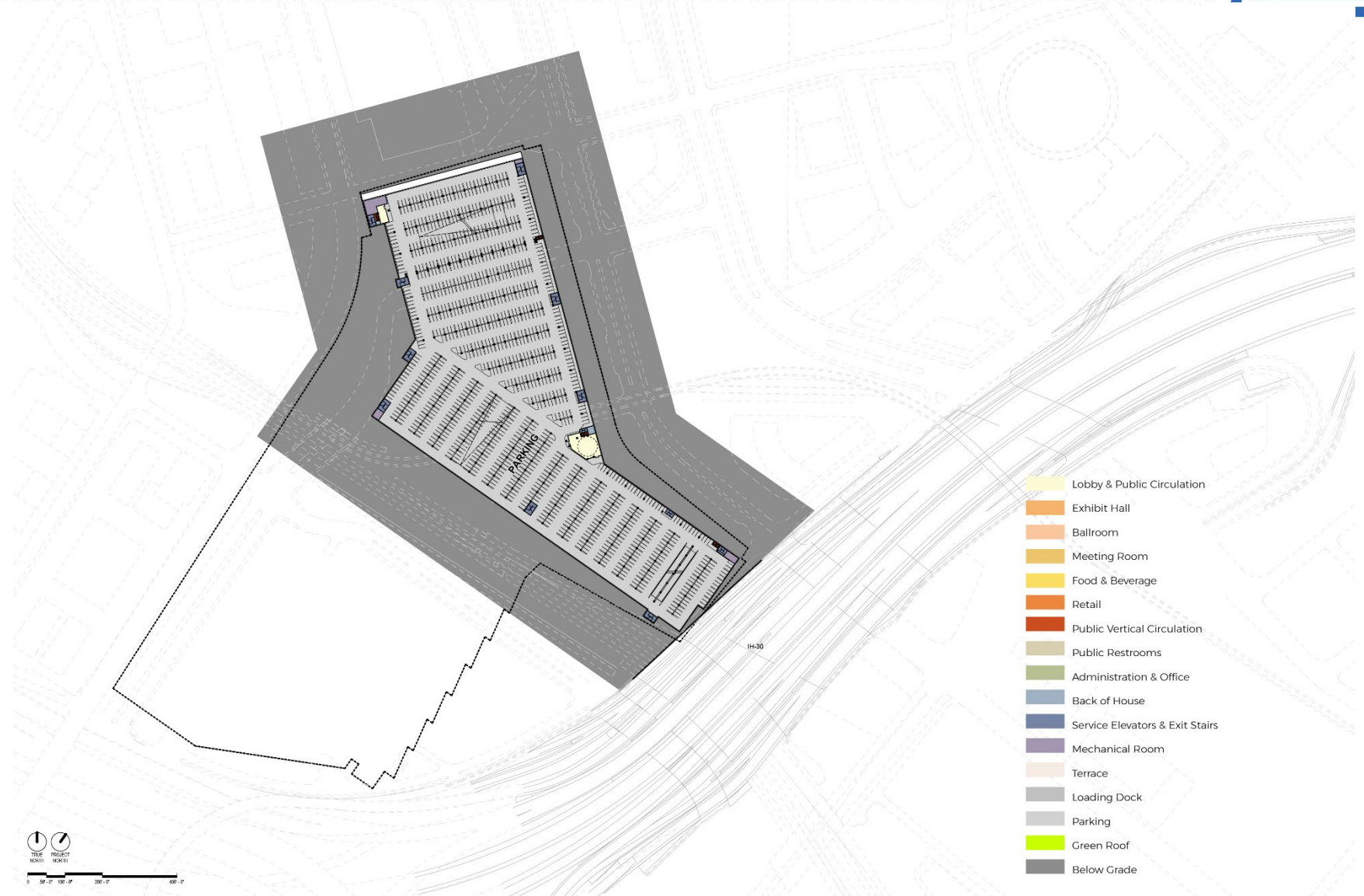


Advanced Planning Findings (cont.)



3C - Level B1

- 2,000 parking spaces (Underground and Above-Ground)

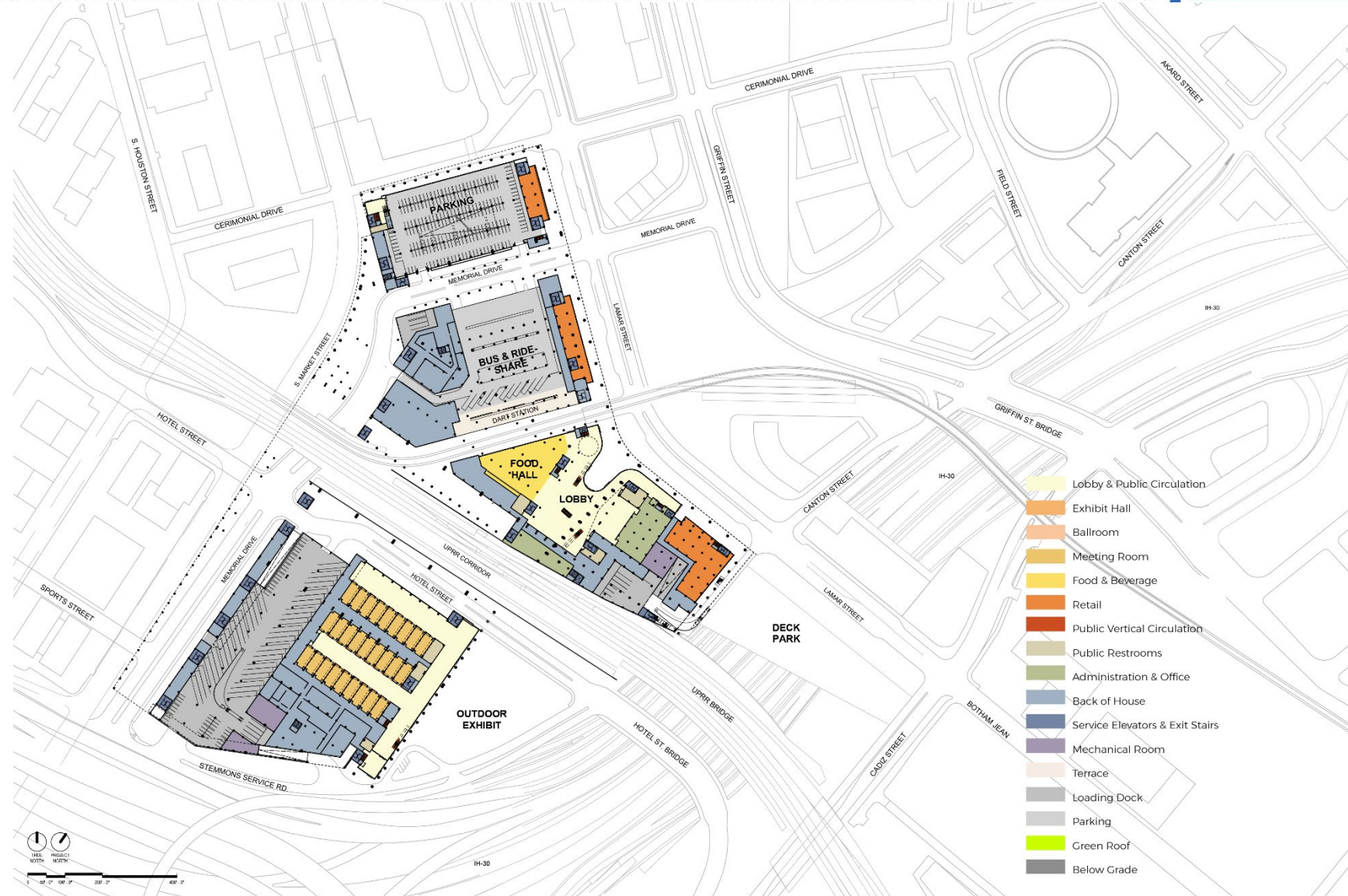


Advanced Planning Findings (cont.)



3C - Level 1

- Retail
- Public Concourse
- Food Hall
- Admin. Space
- Parking/Truck Marshaling
- Deck Park over I-30

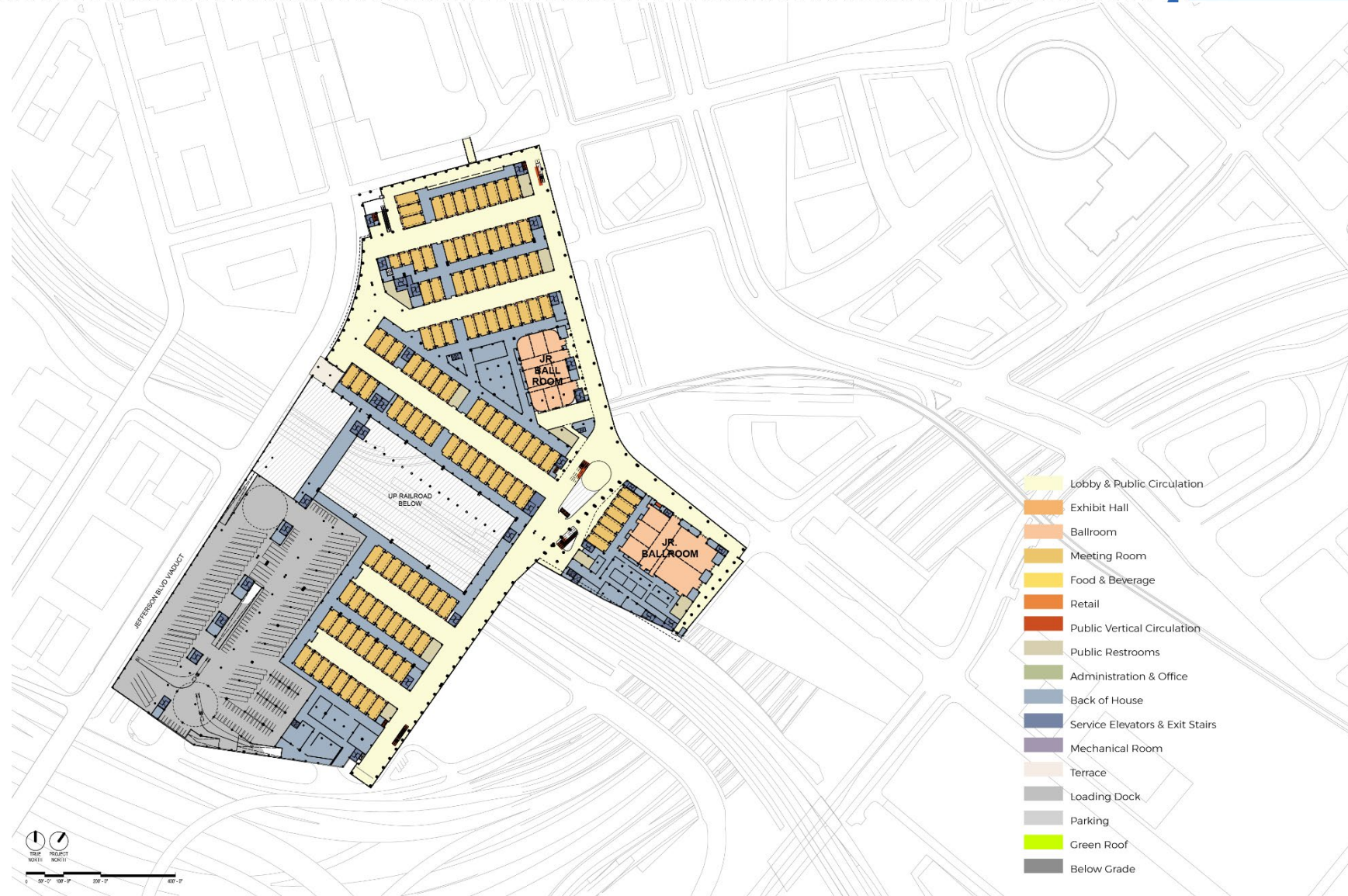


Advanced Planning Findings (cont.)



3C - Level 2

- Meeting Room
- Junior Ballroom
- Truck Marshaling

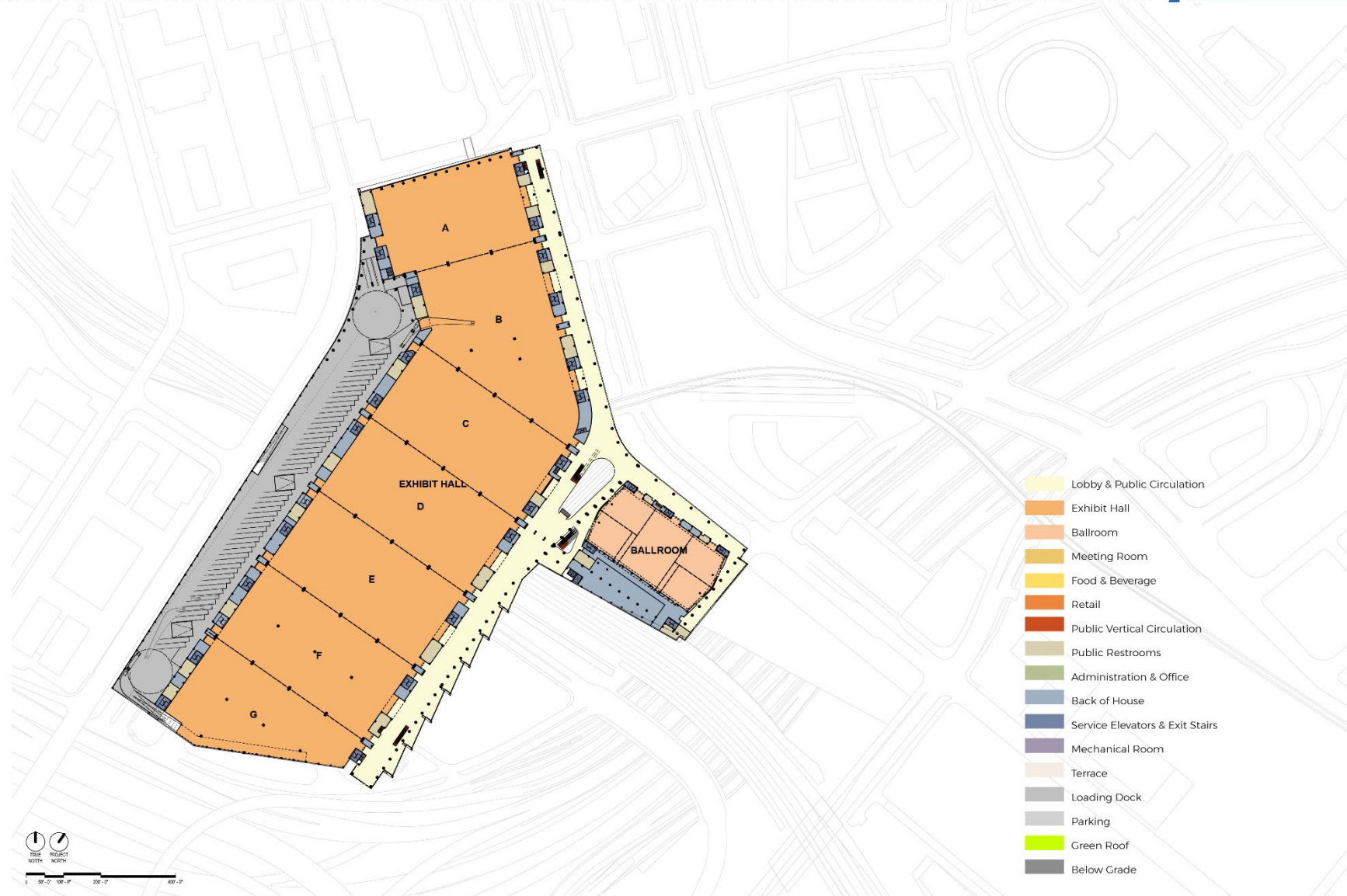


Advanced Planning Findings (cont.)



3C - Level 3

- Exhibit Hall – 800,000 SF
- Ballroom

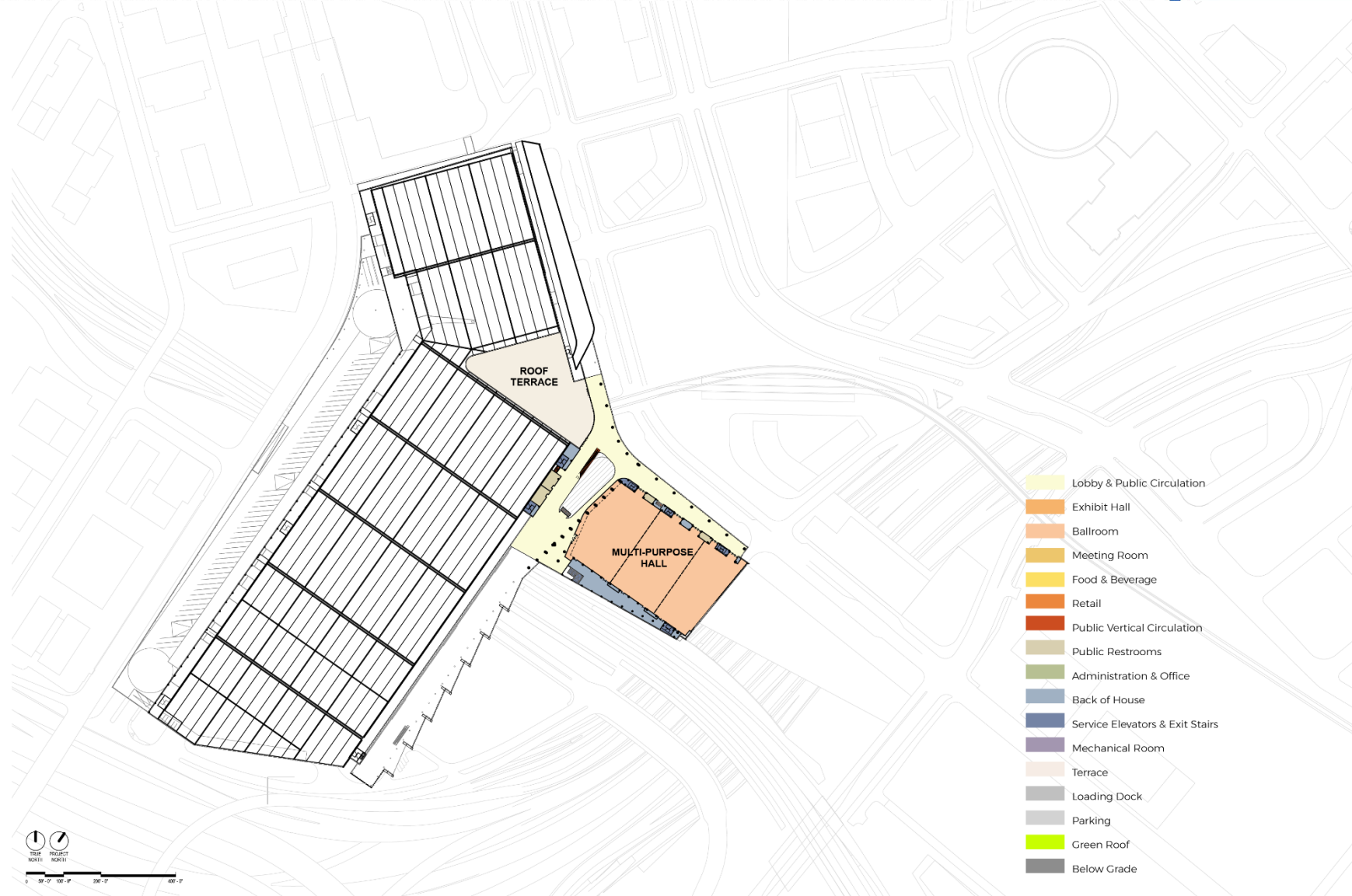


Advanced Planning Findings (cont.)



3C - Level 4

- Multi-Purpose Hall

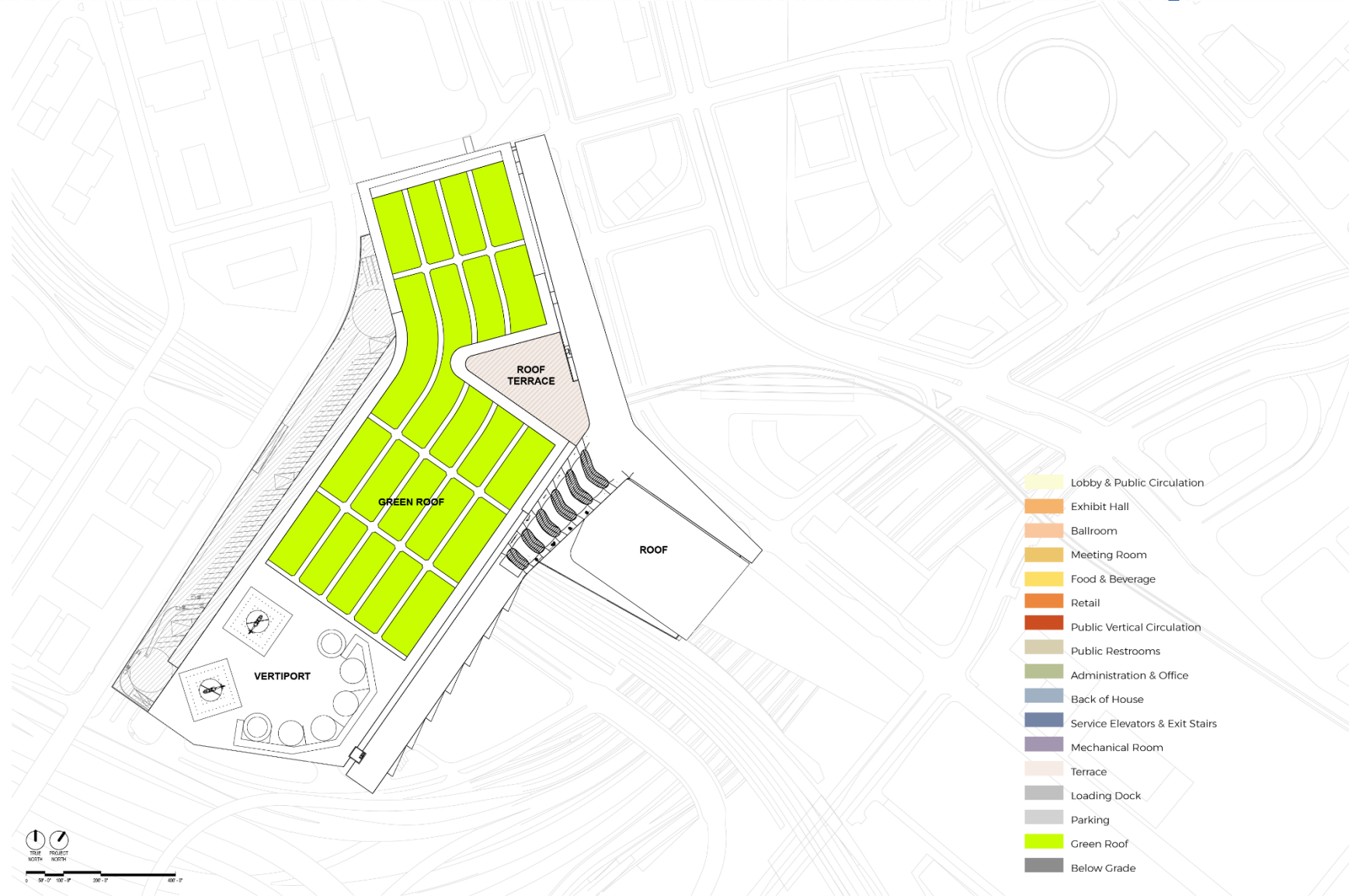


Advanced Planning Findings (cont.)



3C - Level Roof

- Roof Terrace
- Green Roof
- Vertiport



Advanced Planning Findings (cont.)



Convention Center Aerial View



Exterior View at Lamar Street



Advanced Planning Findings (cont.)



Exterior View of Main Entry from Entry Plaza



Exterior View of Roof Terrace



Advanced Planning Findings (cont.)



Interior View of Central Atrium



Interior View of Exhibit Hall Concourse



Advanced Planning Findings (cont.)



Interior View of Meeting Room Pre-Function



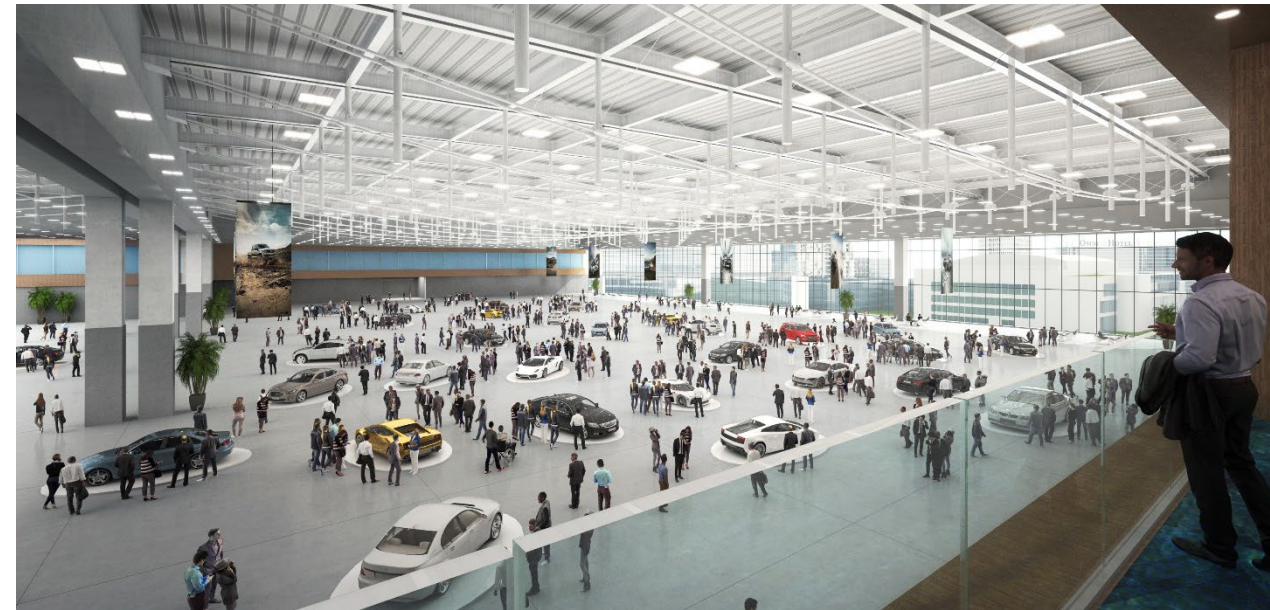
Interior View of Meeting Room



Interior View of Ballroom



Advanced Planning Findings (cont.)



Interior Views of Exhibit Hall



Advanced Planning Findings – Deck Park



Improved connection over I-30 to Cedars/South Dallas

- Mitigate separation of communities due to I-30 and KBHCCD separating communities
- Lamar Street & Griffin Street would become pedestrian friendly streets
- Deck Park bridges, and connects, over I-30
 - Similar to Klyde Warren Park and Southern Gateway
- Public space connection for live/work/play

Schedule

- Deck Cap complete Q4 2028
- Park Complete Q2 2030



Advanced Planning Findings – Deck Park (cont.)



Improved North / South Connections to Cedars and Southern Dallas



Deck Park Connects Pedestrians over I-30



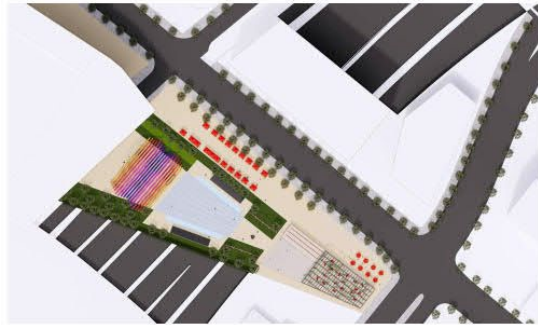
Lamar Street Provides a Pedestrian Friendly Front Door to the KBHCCD



Advanced Planning Findings – Deck Park (cont.)



Deck Park Concepts



Approach 1 - Programmable Event Plaza

Uniquely Dallas extension of Convention Center



Approach 2 - Sculpture Plaza

Arts and Culture focused community connector



Approach 3 - Landscape Gateway

Community focused landscape park

- Strengthens Connection to Cedars/Southern Dallas
- Approx. 100,000 SF of Plaza Area
 - About 80,000 SF of Deck over I-30
 - Deck Cap complete Q4 2028
 - Park complete Q2 2030
- Programming Flexibility



**Approach 2B - Sculpture Plaza
Community Programming**

Neighborhood focused community connector



Advanced Planning Findings – Deck Park (cont.)



Deck Park Programming Concepts

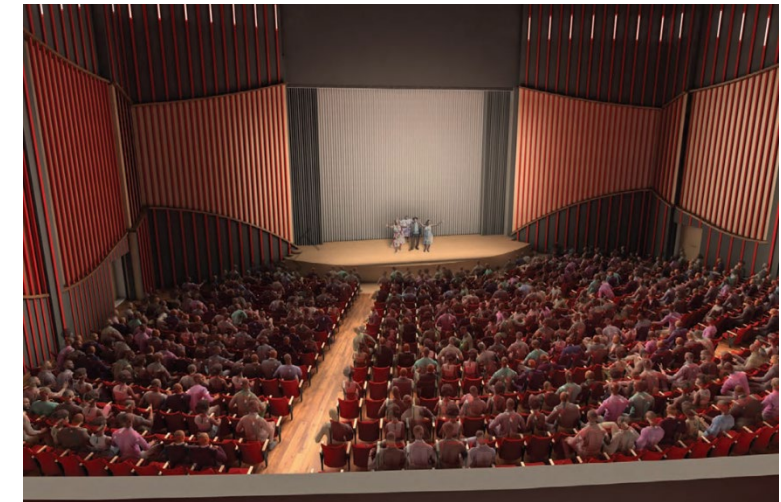


THE BLACK ACADEMY OF ARTS AND LETTERS (TBAAL)

- Anchors the pedestrian/retail/entertainment zone proposed in Master Plan
- Renovate facility to create a modern, state-of-the-art building
- Meet TBAAL's functional, spatial, and infrastructure requirements

Proposed Improvements:

- ADA/Accessibility throughout facility
- Facility expansion (lobby, offices, gallery, Café Theatre, etc.)
- Auditorium capacity increase to approx. 2,000 seats
- Production support (dressing rooms, stage rigging, offices, loading dock, etc.)
- Equipment updates (Mechanical/Electrical/Plumbing or MEP, AV/IT)



Advanced Planning Findings – Auditorium



DALLAS MEMORIAL AUDITORIUM

- Anchor the pedestrian/retail/entertainment zone proposed in Master Plan
- Reviewed options for reuse as a multifunction facility
- Identified Professional Sports/E-Sports (and concerts/other events) as most viable opportunity based on current market trends
- Restores facility to original intended use

Proposed Improvements

- ADA/Accessibility throughout facility
- Additional seating for better viewing
- Overall infrastructure and systems improvements
- Core and shell of existing building would remain intact
- Interior would be completely transformed





Advanced Planning Findings – Transportation

Partners and Stakeholders

- Amtrak
- Burlington Northern Santa Fe (BNSF)
- City of Dallas Department of Aviation
- City of Dallas Planning and Urban Design Department
- City of Dallas Department of Transportation
- Dallas Area Rapid Transit (DART)
- Downtown Dallas, Inc.
- Eddie Bernice Johnson (EBJ) Union Station
- North Central Texas Council of Governments (NCTCOG)
- Texas Department of Transportation (TxDOT)
- Trinity Railway Express (TRE)
- Union Pacific Railroad (UPRR)
- Other public and private sector stakeholders



Advanced Planning Findings – Transportation (cont.)



Mobility System Enhancements

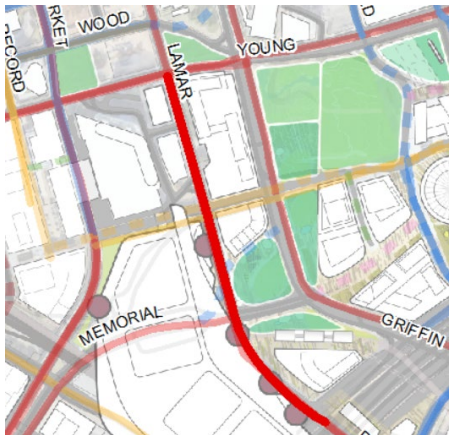
- **Leverage** adjacent **I-30 Canyon Project** to **facilitate** improved **local and regional connectivity** to the convention center, Downtown, and adjacent neighborhoods.
- **Enhance** and **expand** the existing **multimodal system** to improve local and regional connectivity, **mitigate congestion, improve safety**, and **bolster connectivity** to existing and planned development.
- Leverage existing City of Dallas plans and policies

Key Street Grid Enhancements

- Lamar Street Enhancements
- Ceremonial Drive Extension
- Field Street Extension
- Memorial Drive Realignment
- Wood Street Extension
- Houston and Jefferson Street Viaducts



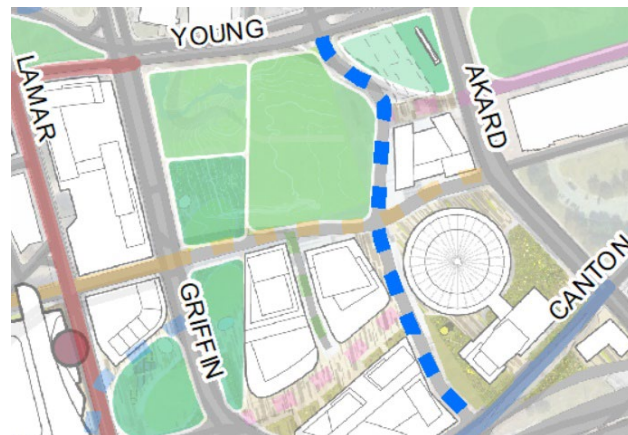
Advanced Planning Findings – Transportation (cont.)



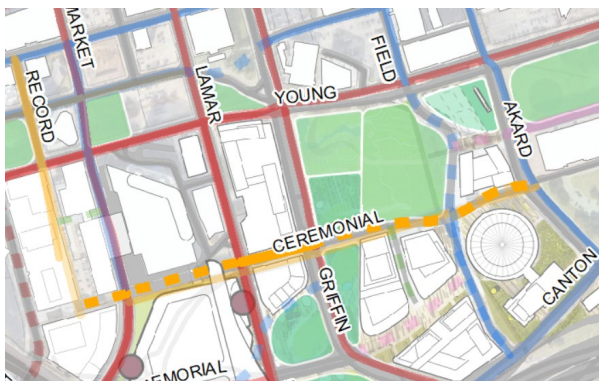
Lamar Street



Wood Street



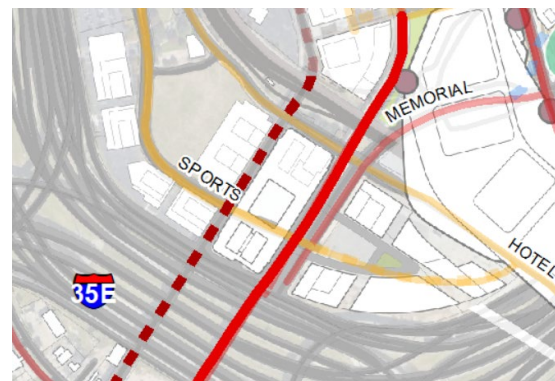
Field Street



Ceremonial Drive



Memorial Drive



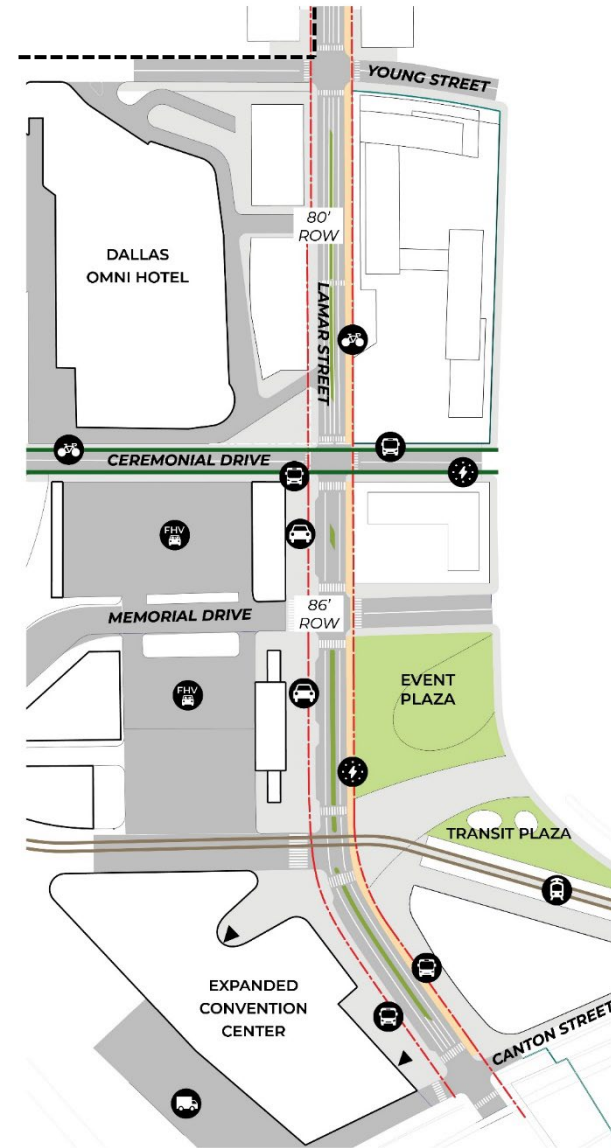
Houston & Jefferson Street Viaducts





Lamar Street Enhancements

- Efficiently manages curb space, facilitates pedestrian and bicycle activity, improves safety across all transportation modes.
- Widened between Ceremonial Drive to accommodate the following:
 - Median with turn lanes and mid-block crossings
 - Curb bulb-outs for on street parking and drop-off and pick-up
 - Shared-use pathway for bicycle and pedestrian activity



LEGEND

- DART LIGHT RAIL LINE
- BUS STOP
- MICROMOBILITY
- BICYCLE LANE
- SHARED USE PATH
- FHV PICK-UP/DROP-OFF
- VEHICLE PICK-UP/DROP-OFF
- TRUCK LOADING
- PLANTED MEDIAN
- ROW
- DALLAS STREETCAR



Advanced Planning Findings – Transportation (cont.)



Lamar Street Enhancements



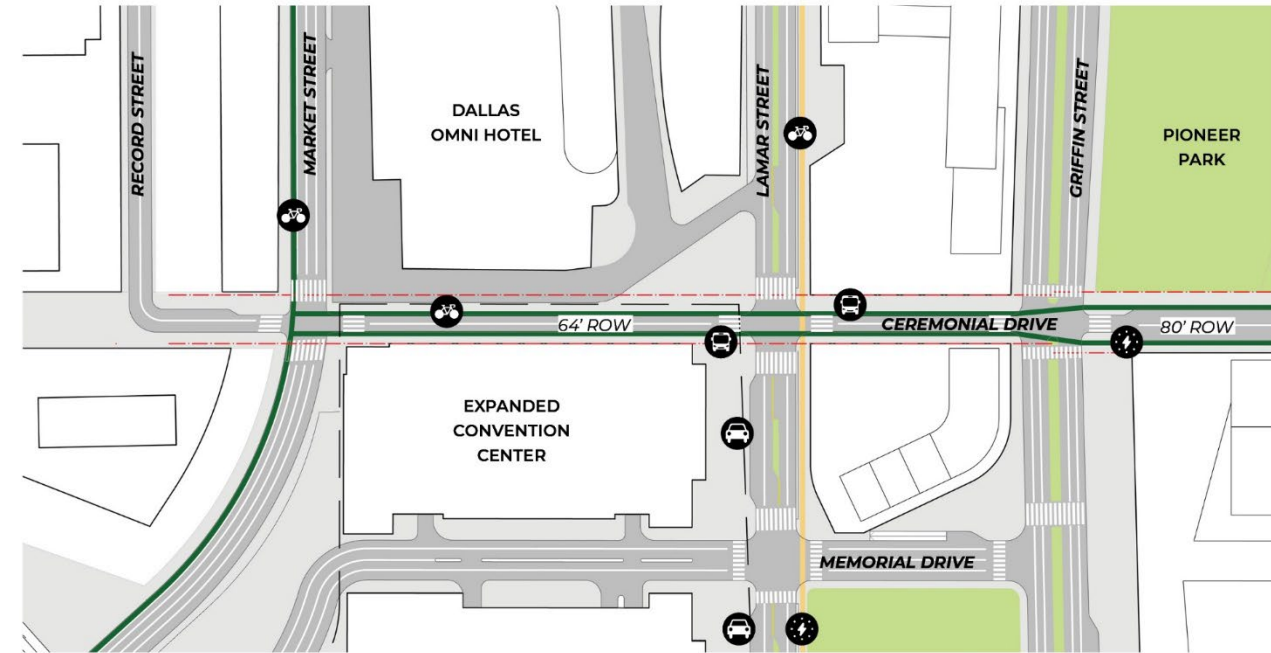
Potential street treatments along Lamar at the Convention Center entrance

Advanced Planning Findings – Transportation (cont.)



Ceremonial Drive Extension

- Improved east-to-west connectivity and facilitates pedestrian and bicycle access.
- Extended and widened to accommodate the following:
 - Improved access between Dallas Morning News site and Convention Center
 - Bike lanes
 - Loading zones
 - Drop-off and pick-up



LEGEND

- BUS STOP
- MICROMOBILITY
- BICYCLE LANE
- SHARED USE PATH
- VEHICLE PICK-UP/DROP-OFF
- PLANTED MEDIAN
- ROW

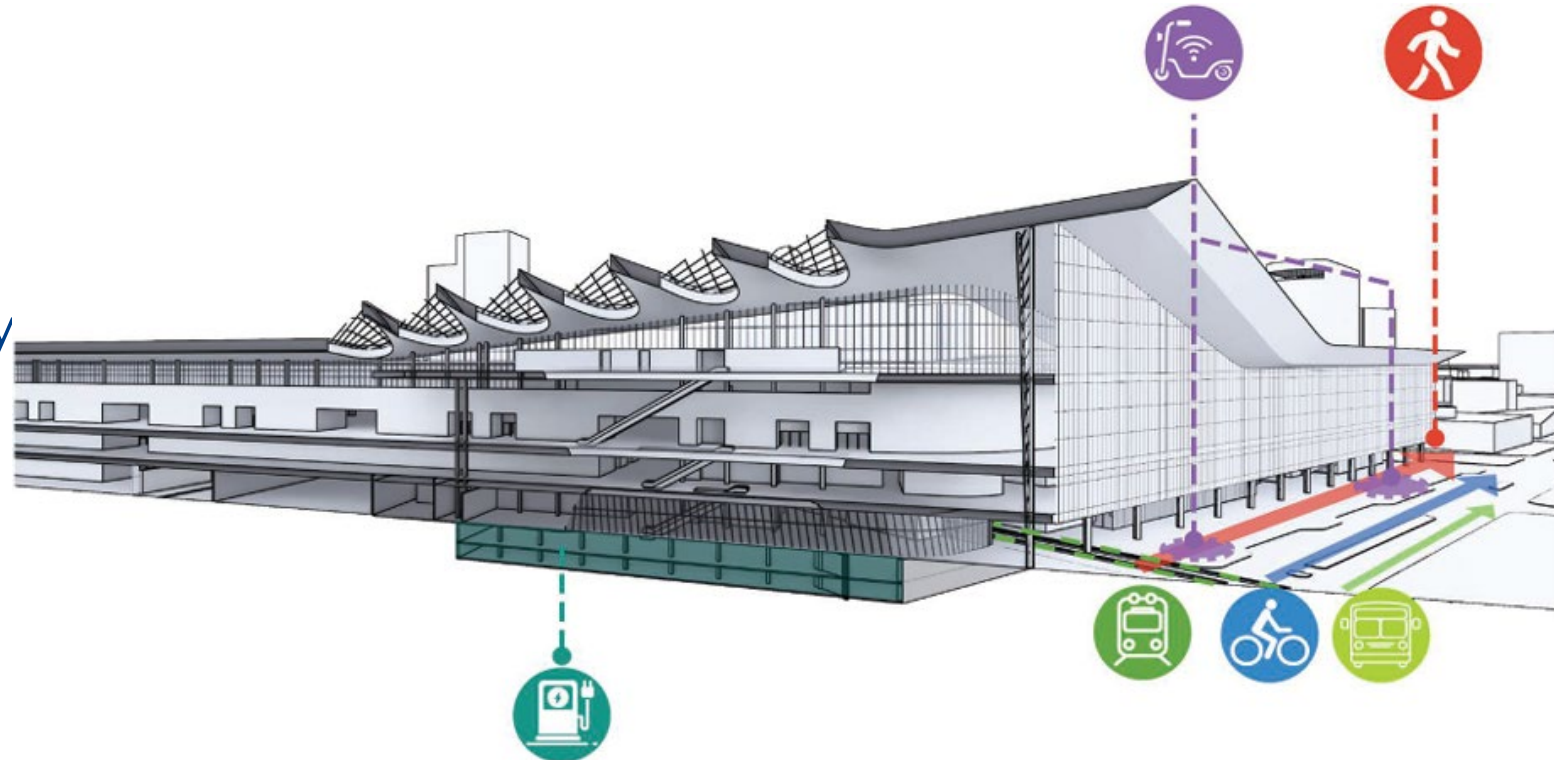


Advanced Planning Findings – Transportation (cont.)



Micromobility and Curb Space Management

- Incorporate City's curb management and parking policy
- Curb-sides managed to accommodate the following:
 - Micromobility
 - On-street parking
 - Bicycle and pedestrian activity
 - Transportation Network Companies (TNCs)
 - Electric vehicle charging infrastructure
 - Transit access
 - Active uses





Multimodal Hub

Hub at Eddie Bernice Johnson Union Station would connect and extend the reach of local and regional transit opportunities.

Services include:

- Amtrak
- TRE
- DART
- Dallas Streetcar
- Bus
- TNC/Taxi

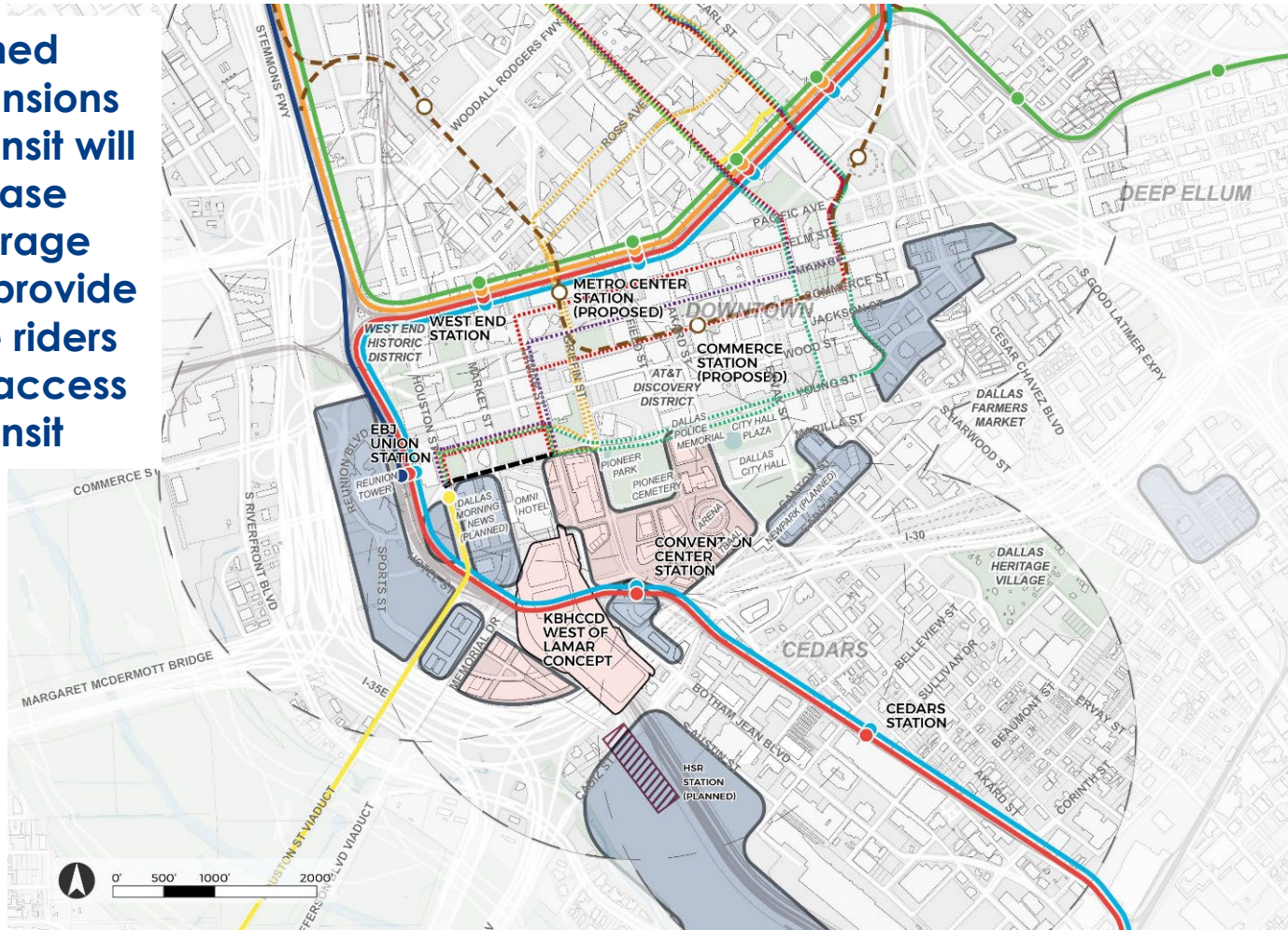


Advanced Planning Findings – Transportation (cont.)



Transit Network to Connect and Enhance Development

Planned expansions to transit will increase coverage and provide more riders with access to transit



LEGEND

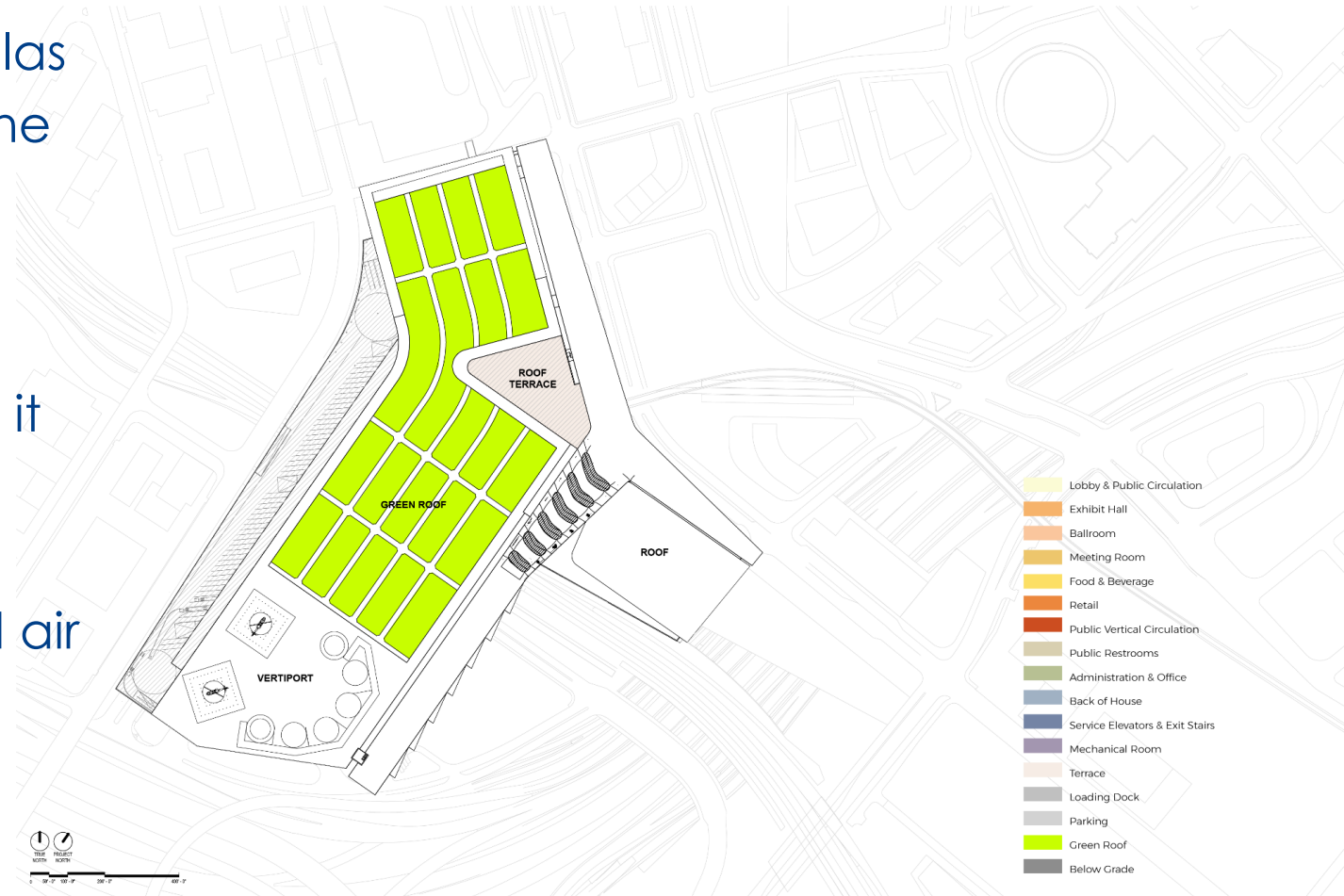
- ½ Mile Walk Shed from existing and planned transit centers
- Announced or Potential Development Opportunities - Privately Controlled
- Announced or Potential Development Opportunities - Publicly Controlled
- DART Light Rail Lines
- DART Light Rail Stations
- Dallas Streetcar
- Dallas Streetcar Stations
- Planned D2 Alignment
- City Proposed Streetcar Alignment Alternatives
- City Proposed Streetcar Omni Loop
- MSW Proposed Rail District Trolley





Vertiport

- The vertiport is an important City of Dallas asset and six sites were considered in the Master Plan
- Advanced Planning analysis demonstrates the feasibility of locating it on the roof of the convention center
- Supports the emergence of advanced air mobility in the region



Advanced Planning Findings – Area Plan



Area Plan

- Surrounds and positions the Convention Center as a premier district and destination
- Expansion of the Convention Center makes available ~30 acres for mixed-use development
- Development is envisioned as a mix of entertainment, restaurant, and retail uses to draw visitors outside the Convention Center



Advanced Planning Findings – Area Plan (cont.)



Proposed Land Use Program

- ~30 acres of publicly controlled parcels were identified as opportunity sites for development as a lively, mixed-use neighborhood
- Restaurant, entertainment uses, and ~4,500 hotel rooms would support the Convention Center
- Office uses would extend the Central Business District south
- Residential uses would further activate the area



 Opportunity Sites with potential for redevelopment

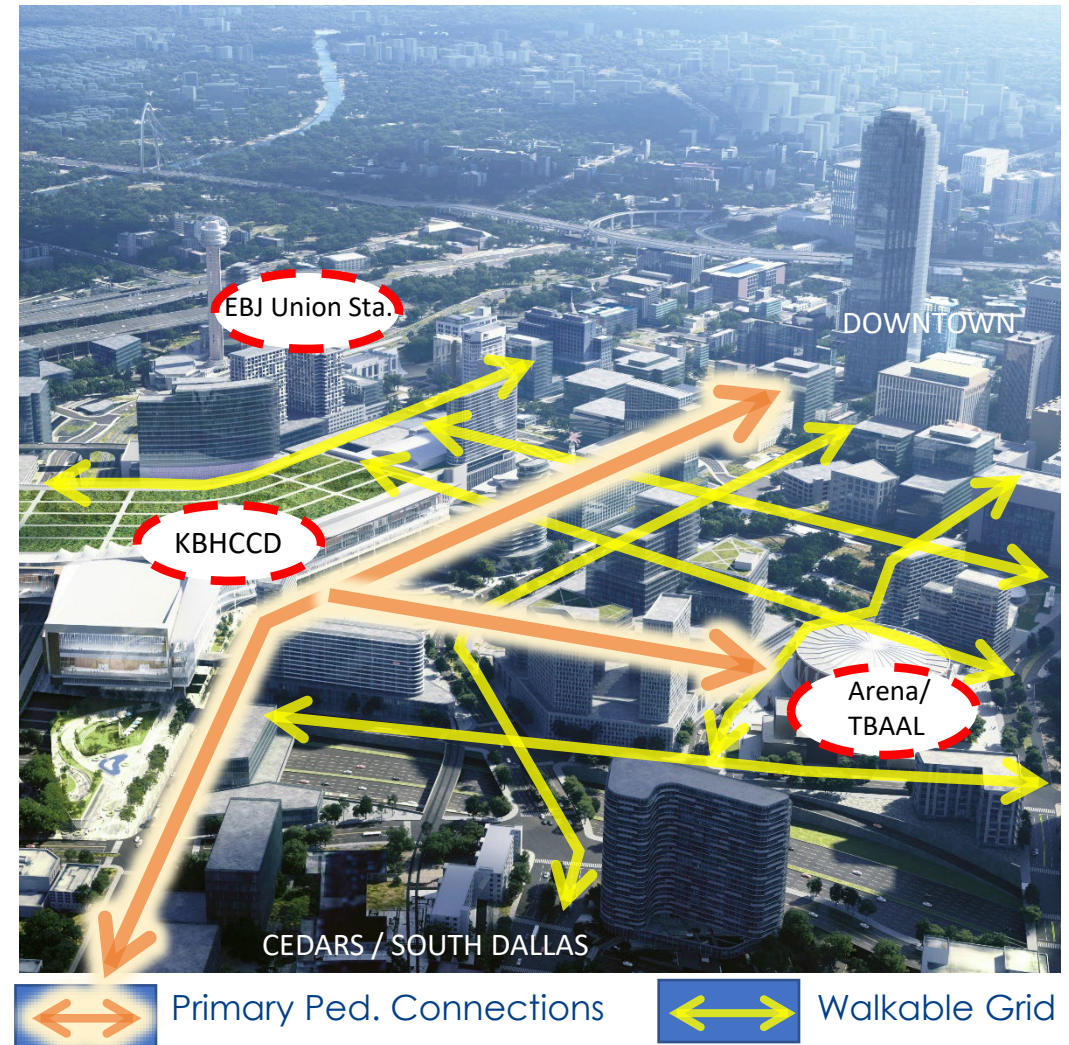


Advanced Planning Findings – Area Plan (cont.)



Neighborhood Connections

- An expanded street network enhances overall walkability and supports new development
- Proposed multimodal station leverages an historic asset
- Expanded transit connections improves access to the Convention Center and Development
- Street grid and other transportation investments support ~30 acres of new development with future design guidelines to achieve a lively public realm

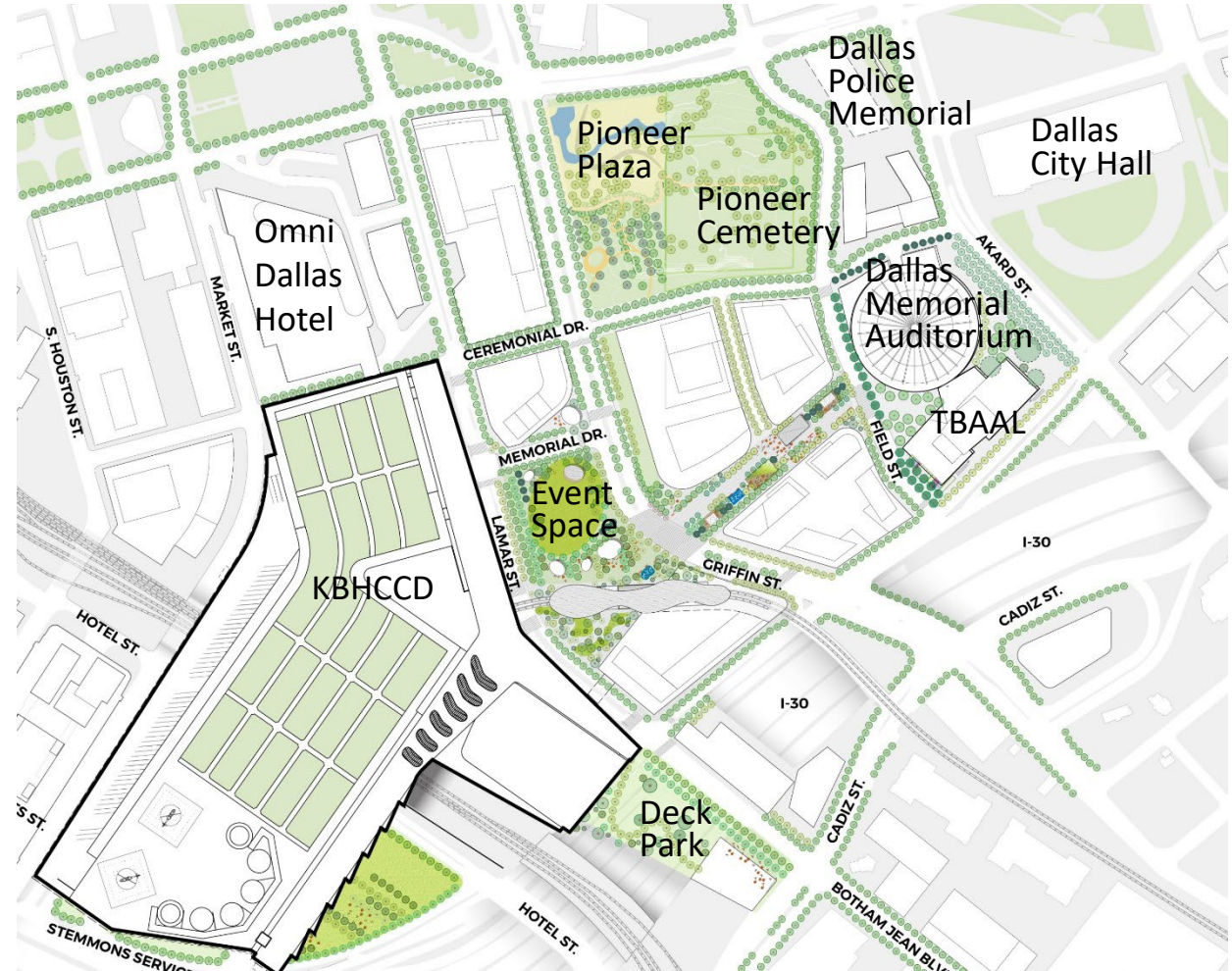


Advanced Planning Outcomes – Area Plan (cont.)



Open Space and Parks

- New parks and open spaces would be integrated with existing (Pioneer Plaza, Pioneer Cemetery, Dallas Police Memorial, City Hall Plaza)
- New investments in Pioneer Plaza and Pioneer Cemetery identified by working with our partners (Texas Trees and Park & Recreation)





Special Places

- New Pedestrian Entertainment Street to attract visitors
- Plaza in front of Dallas Memorial Auditorium & TBAAL

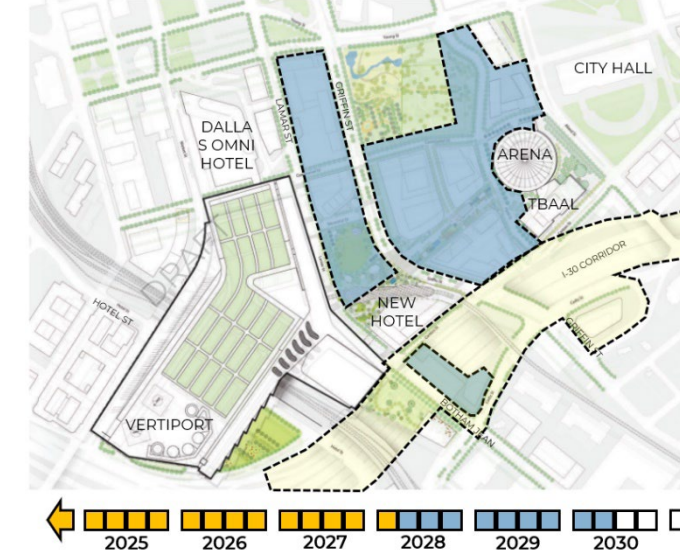
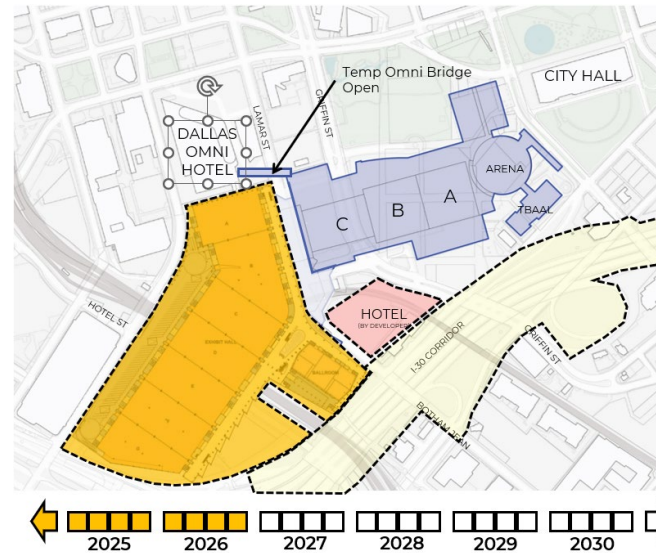
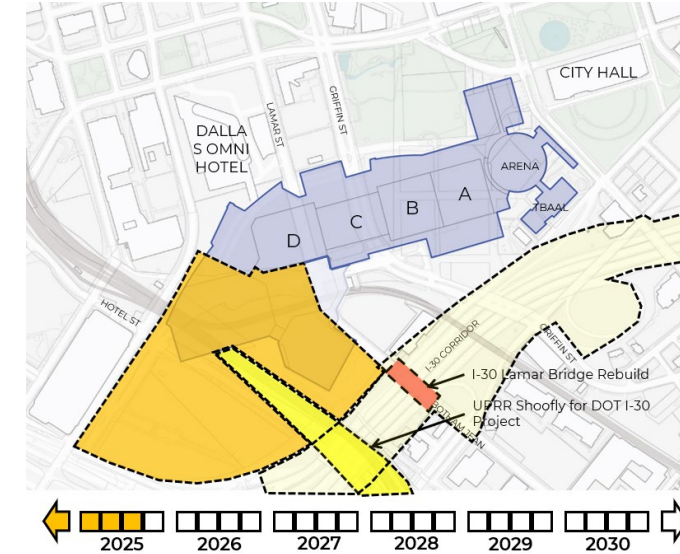
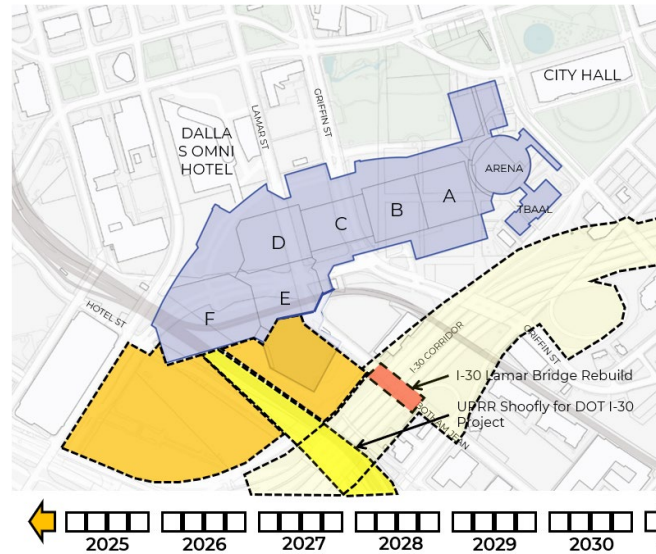


Advanced Planning Findings - Phasing



ONE PHASE:

- Start Q4/2024
- Open Q2/2028

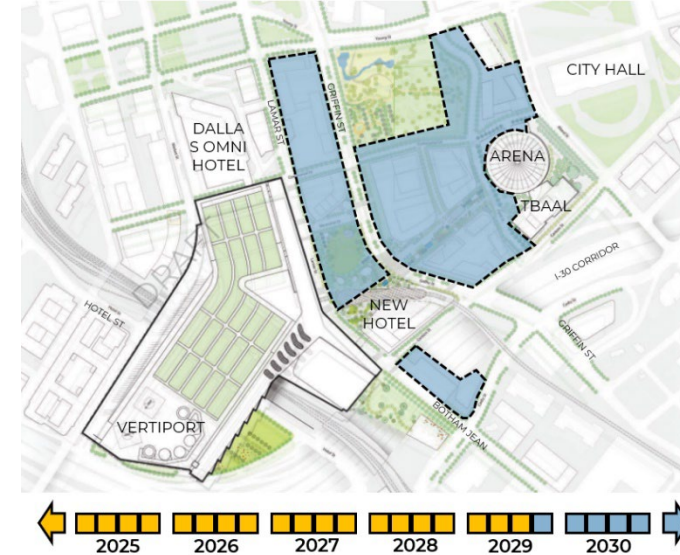
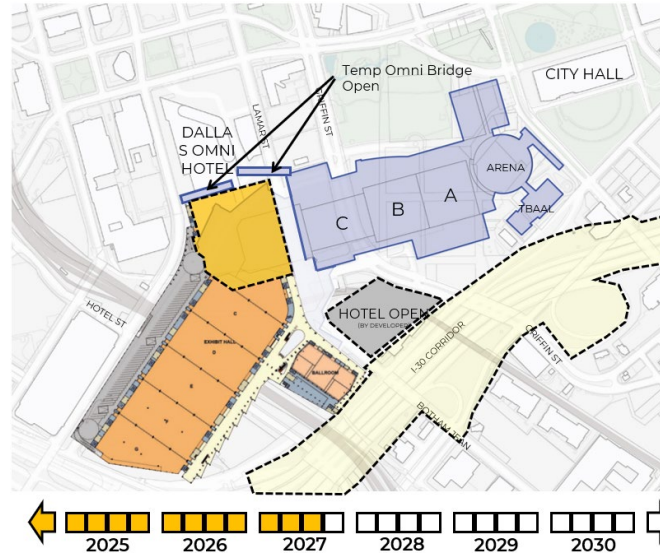
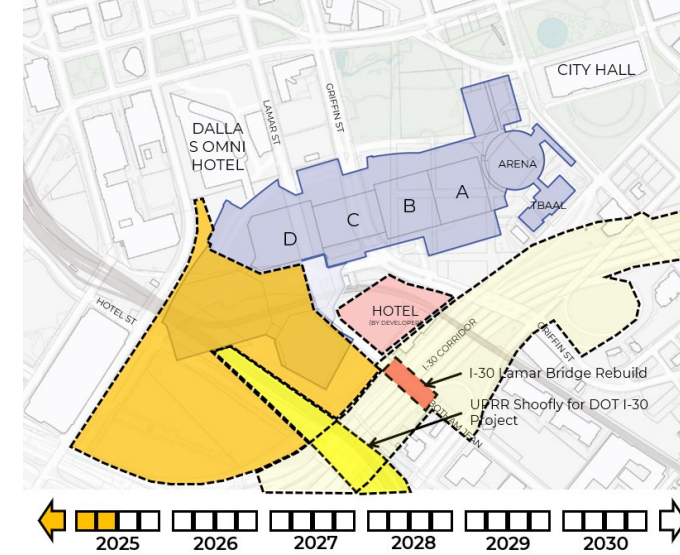
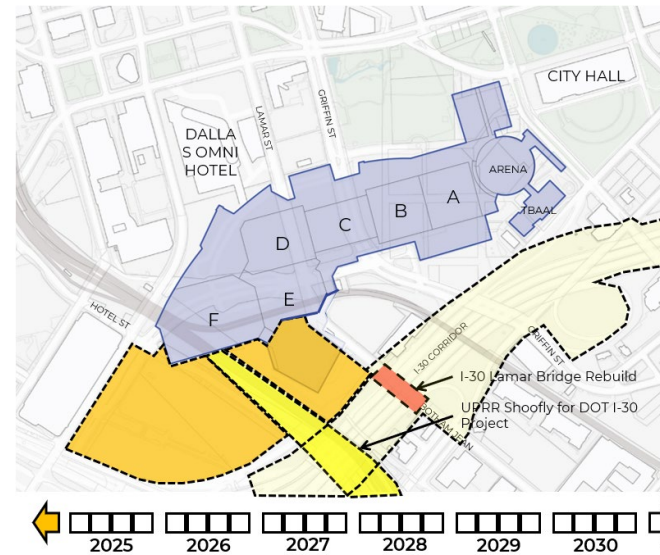


Advanced Planning Findings – Phasing (cont.)



TWO PHASES:

- Start Q4/2024
- Open Phase One Q3/2027
- Open Phase Two Q4/2029



Advanced Planning Findings – Phasing (cont.)



Construction Period Estimated Facility Revenue for Contracted, Definite and Tentative Events

Plan	Total
One Phase	\$55.9M
Two Phase	\$67.6M
Impact of Selecting One Phase Plan	
Potential Difference in Facility Revenue with One Phase Plan	\$11.7M
Approximate Investment Level Savings with One Phase Plan	\$185M
Approximate Investment Level Benefit of One Phase Plan	~\$174M

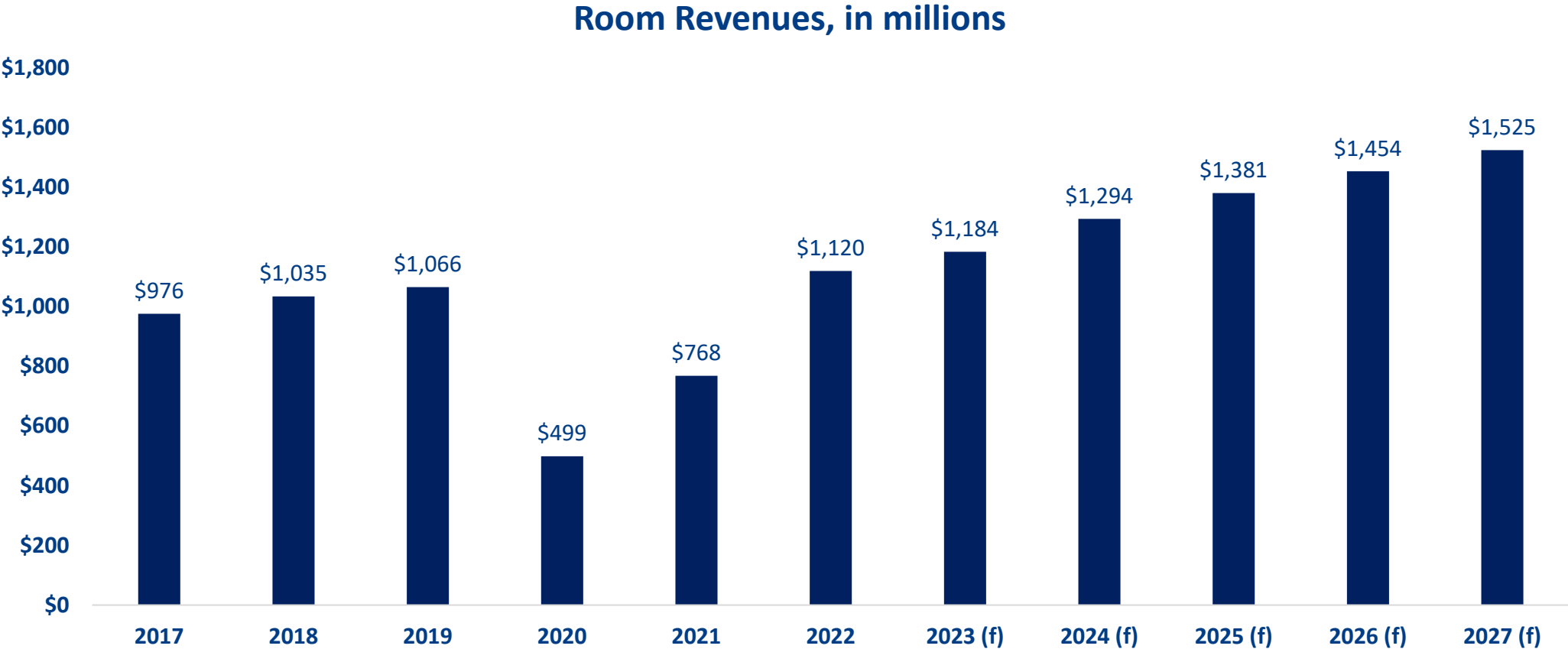
* Additionally, One Phase Plan will allow opening and full use of expanded facility approximately two years earlier than Two Phase Plan.



Tourism and Hospitality Rebound



Hotel Revenues in Dallas have Surpassed 2019



Source: STR, Tourism Economics

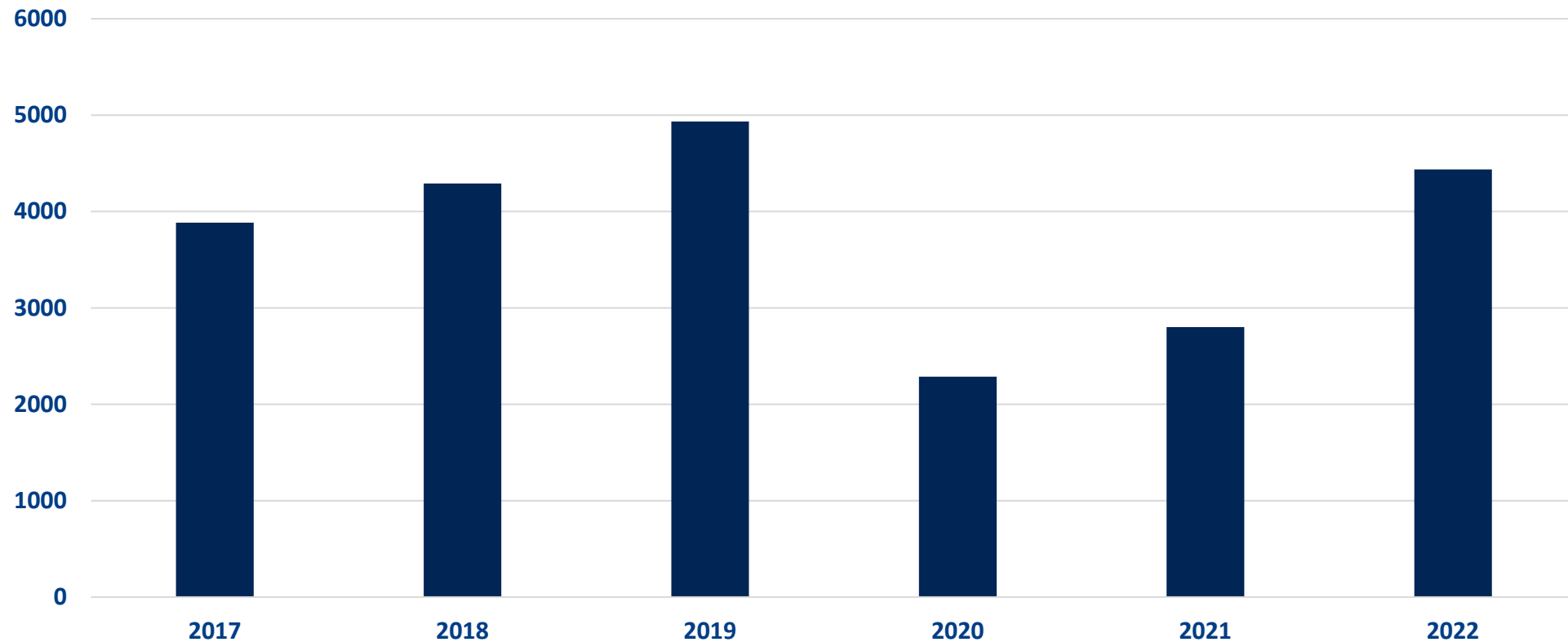


Tourism and Hospitality Rebound (cont.)



Group Business Recovery Made Significant Gains in 2022

Visit Dallas Group Sales Leads Generated



Tourism and Hospitality Rebound (cont.)



Average KBHCCD Lead Size & Conversion Rate Growth from 2019

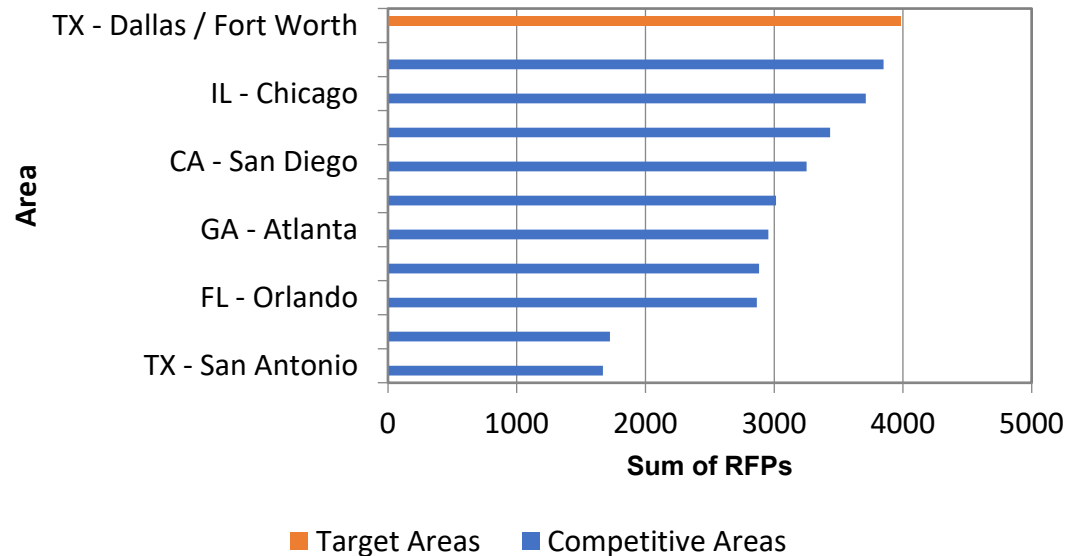
	KBHCCD Lead Volume Comparison Post Announcement		
	2/8/2019 to 12/31/2019	2/8/2022 to 12/31/2022	% Change
Leads Generated	278	199	-28.4%
Average Rooms per Lead	9,200	10,500	+14.1%
Rooms Booked	153,634	250,941	+63.3%
Conversion Rate	23.0%	37.4%	+62.6%



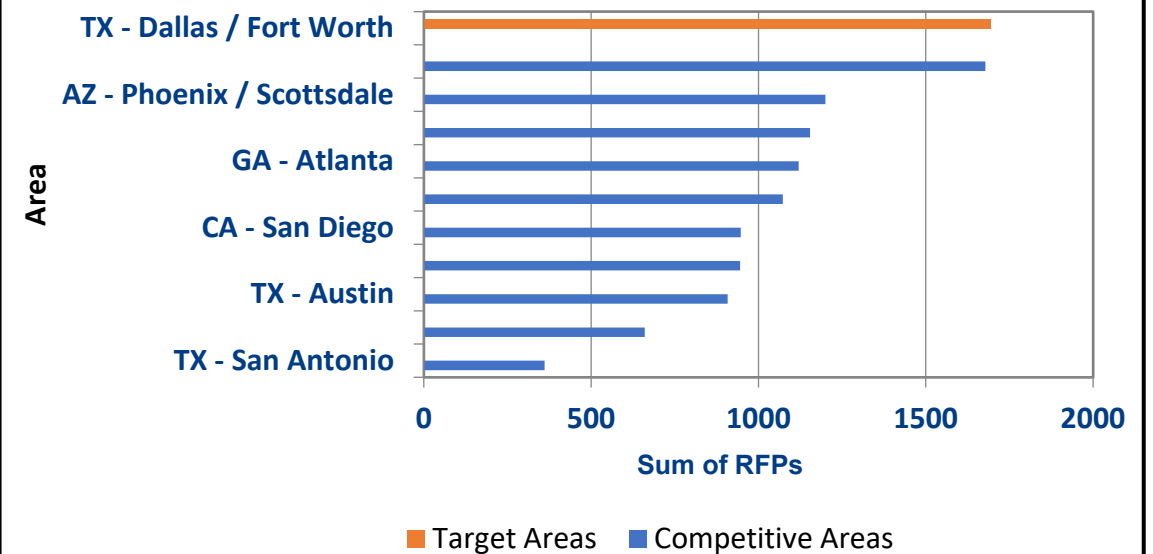
Tourism and Hospitality Rebound - Cvent Trends (cont.)



Received RFPs - Previous 365 Days



Awarded RFPs - Previous 365



Tourism and Hospitality Rebound (cont.)



By The Numbers for 2030 and Beyond - KBHCCD

Definite Business Booked

- 24 Groups
- 444,250 Room Nights
- \$627,760,000 Total Spending

New Business

- American Society of Cataract and Refractive Surgery
- North American Spine Society

Tentative Business

- 40 Groups
- 863,000 Room Nights

** Does not include 2030 NCAA Men's Final Four and the 2031 NCAA Women's Final Four which have been announced*

Prospective Business

- 24 Groups
- 479,000 Room Nights



Fair Park Projects



STRATEGIES

Identify strategies for an accelerated implementation schedule, while continuing to meet all previously presented project goals, maintaining the project program, and staying within the existing 277-Acre Fair Park campus

GOALS

- Leverage procurement to create meaningful capacity building economic opportunities for local residents
- Strengthen connection to the South Dallas community
- Leverage Fair Park Proposition A projects to source further private, State and Federal funding for the enhancement of Park facilities
- Reduce conflict with I-30 reconstruction timeline
- Optimize project schedule to minimize the impact on resident cultural institutions and attractions, legacy annual events such as the SFOT, and the surrounding community

Note: Staff anticipate **no land acquisition**.



Fair Park Masterplan Update Highlights

- **Reestablishes Fair Park as a “Destination of Choice”**
- Stronger connections to the community
- Sustainable and competitive venues
- Building on goals established in the *Fair Park Masterplan Update*, adopted October 26, 2020
- Refurbished Cotton Bowl Stadium
- Iconic Venues Restored:
 - The Music Hall
 - The Band Shell (pictured)
 - The Automobile and Centennial Exhibition Halls
 - Coliseum
- All new 18-Acre Community Park Complex



Fair Park Projects (cont.)



Next Steps

- Most advantageous procurement and implementation process is being explored by staff
- Accelerated implementation expected based on the potential of hosting FIFA World Cup '26 activities
- The final *Proposition A* designated facility (The Music Hall) is slated to undergo a Comprehensive Facility Assessment to refine the scope, establish a public concept rendering, and costs
- Fair Park First, key stakeholder/tenant organizations and PRK will work closely to meet the deadlines dictated by FIFA World Cup activities



Project Financing



Financing Tool	Estimated Revenue as FY 21-22	Description
Project Financing Zone (PFZ)	Approx. \$2.2 B	Approved November 2021 Includes State Hotel Related Incremental Taxes Redirected to City of Dallas thru 2051
2% Hotel Occupancy Tax (HOT) Increase	Approx. \$1.5 B	Approved by voters in November 2022 with a collection period through 2052.

Financing Tool	Estimated Revenue with actualized FY22 Tax Collections	Description
Project Financing Zone (PFZ)	Approx. \$2.9 B	Actualized hotel related tax collections for FY22 surpassed FY19. The updated model shows a growth rate of 6.0% thru 2029 and 4.1% for the remainder of the 30-year collection term.
2% Hotel Occupancy Tax (HOT) Increase	Approx. \$1.9 B	Actualized hotel related tax collections for FY22 surpassed FY19. The updated model shows a growth rate of 6.0% thru 2029 and 4.1% for the remainder of the 30-year collection term.



Project Financing (cont.)

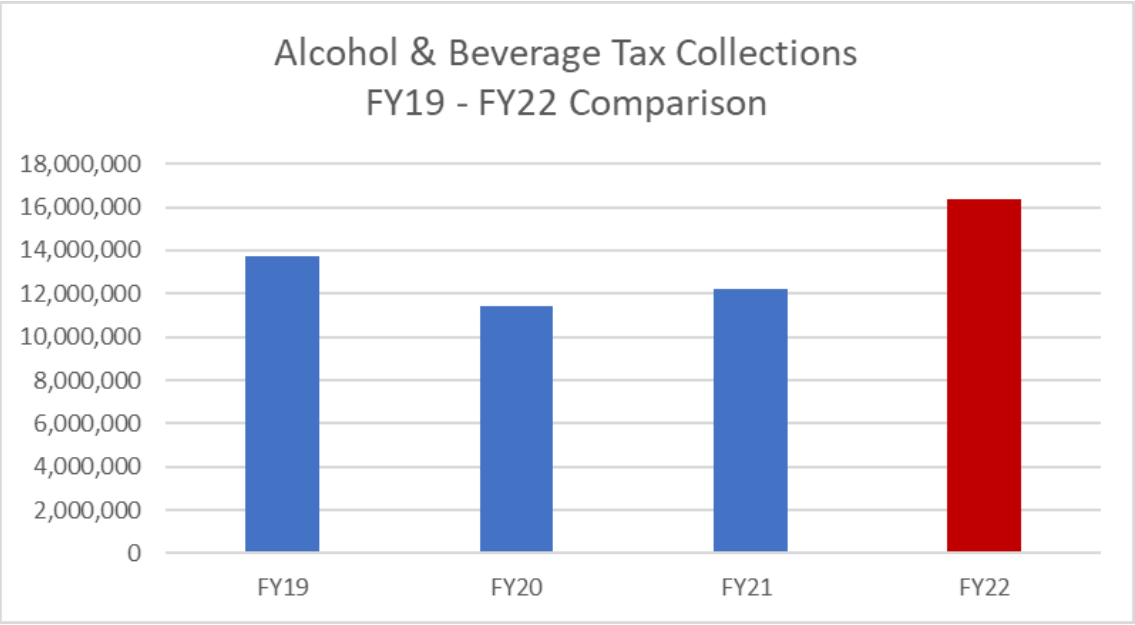
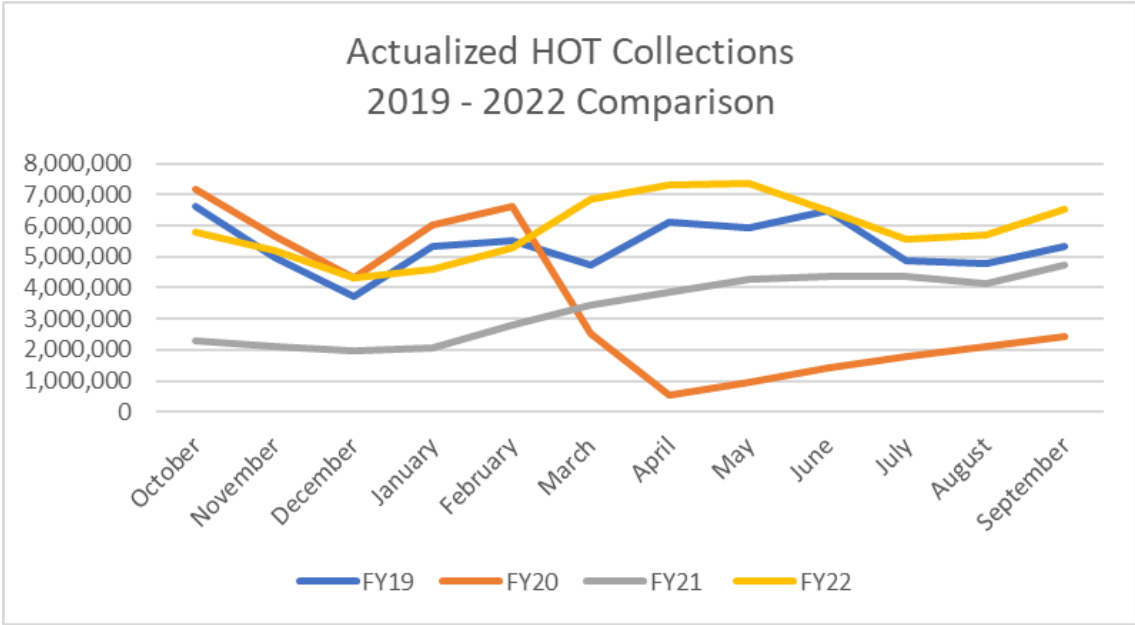


Updated Projection - 2% HOT and PFZ-Related Revenue (000s) Summary Comparison

	Prior Projection	Current Projection Based on Actualized FY22 Revenues		
	Growth Rate 4.1%	Growth Rate 4.1%	Growth Rate 6.0% through 2029, thereafter 4.1%	Growth Rate 6.0%
Cumulative Forecasted PFZ Benefit	\$2,219,304	\$2,605,470	\$2,851,261	\$3,832,637
Cumulative Forecasted 2% HOT Increase	\$1,543,929	\$1,748,022	\$1,858,910	\$2,384,537
Potential Fair Park Share (20% of 2% HOT Increase)	~\$308M	~\$350M	~\$372M	~\$477M



Project Financing (cont.)



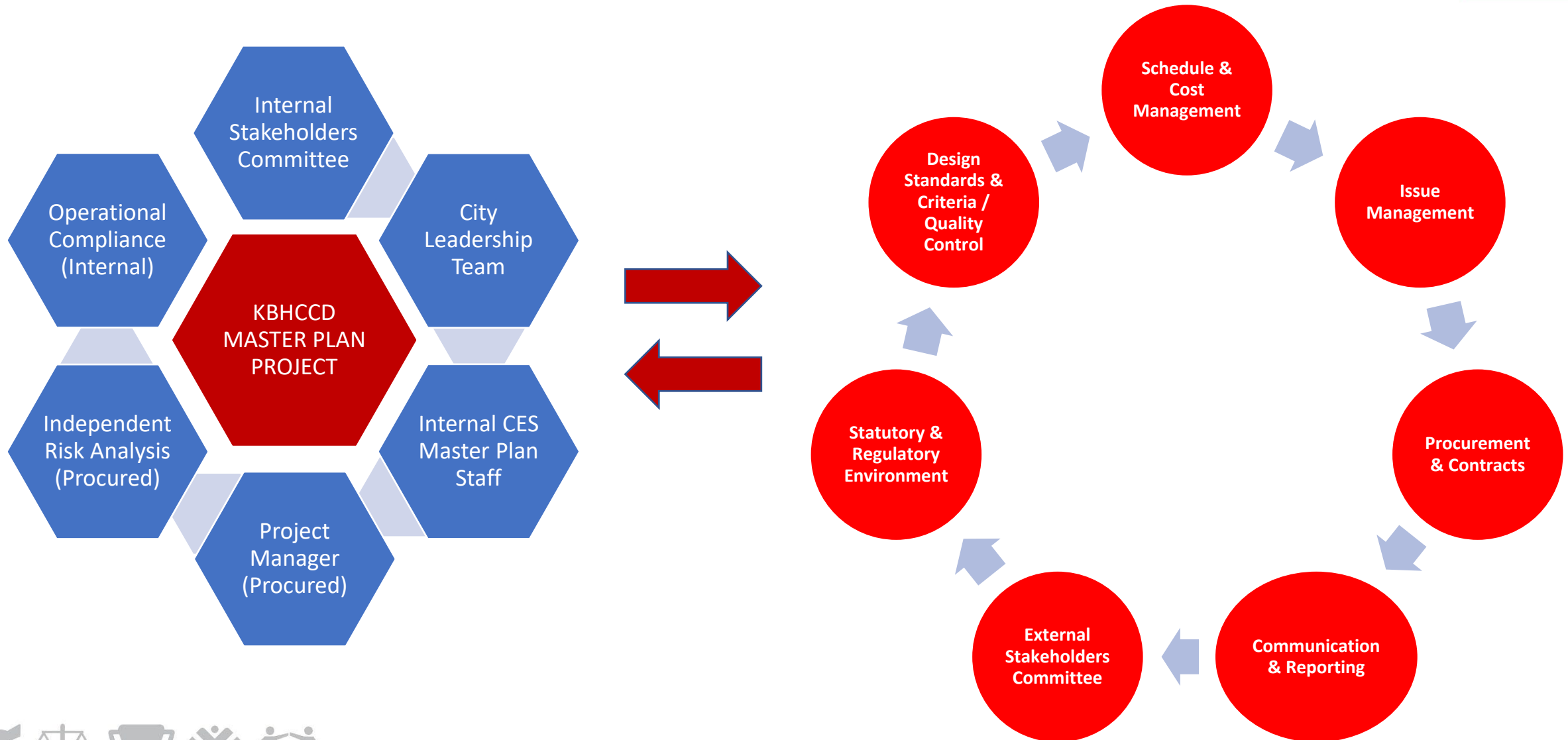
Project Financing – Investment Level



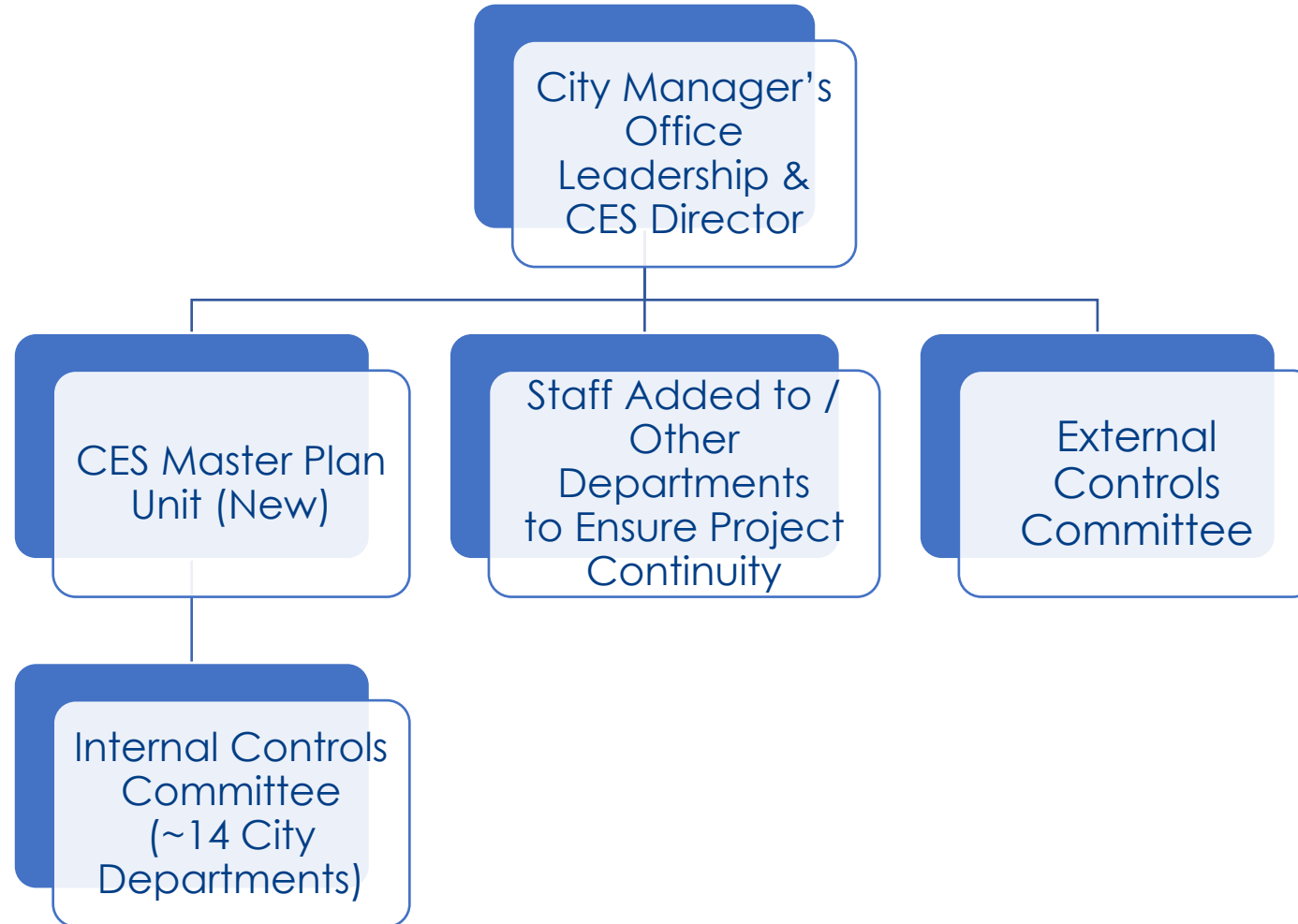
Existing Contracts		Amount	Funding Source
Master Planning (CRS 21-0245 / 22-0732 & AAs 21-6017 / 21-6604)		\$ 6,110,873	CES Capital Construction Fund
Advanced Planning and Feasibility (CR 22-0742 / includes Supplemental Agreement for Cadiz)		\$ 16,244,693	
Union Pacific Railroad (UPRR) - Not to Exceed - Reimbursement Agreement (CR 22-1348)		\$ 200,000	
Union Pacific Railroad (UPRR) - Not to Exceed - Reimbursement Agreement (CR 22-1766)		\$ 450,000	
Subtotal thru FY23		\$ 23,005,566	
Estimated Future Investment (Pre-Bonding)			
Project Management (up to 2% of overall total / excludes portion that will be an internal team)		\$ 35,846,698	CES Capital Construction Fund
KBHCCD Master Plan A&E Pre-Bonding (Center Expansion, Deck Park, TBAAL, Dallas Memorial Auditorium)		\$ 66,903,500	
Pioneer Plaza Construction/Redesign - City Portion Only		\$ 5,000,000	
Pioneer Cemetery Redesign - City Portion Only		\$ 4,000,000	
Subtotal Q3 FY23 thru FY30 (Fund replenished as part of Reimbursement Resolution as allowable by law)		\$ 111,750,198	
Estimated Revenue Bond Investment Levels for 3C West of Lamar at 2022 Comparable Costs (*, **, ***, ****)			
Project Management (up to 2% of overall total / excludes portion that will be an internal team)		\$ 35,846,698	Revenue Bonding Estimates
A&E Design Convention Center Expansion		\$ 91,800,000	
Convention Center Expansion Construction with Deck Park		\$ 2,859,611,971	
Existing Facility Demolition		\$ 26,000,000	
Estimated Investment Level for Revenue Bonding (without Reimbursements)		\$ 3,013,258,669	
TBAAL and Dallas Memorial Auditorium			
Renovation	and reuse of TBAAL and Dallas Memorial Auditorium	\$ 386,178,250	CES Capital Construction Fund, Local HOT, Event Revenue, Grants, and Naming Rights
	*Excludes revenue generated for naming rights, ABT revenue, and potential land sales / value-capture)		
	**Incorporates FY22 Actualized and Reforecasted PFZ and Proposition A Revenues		
	***Estimates based on current similar projects, with supply chain interruptions and escalation		
	****February 6th meeting with Bond Counsel already scheduled to look at interest rates and escalation		



Project Team Structure



Project Team Structure (cont.)



Procurement Strategies



Key Principle in Procurement for the Plan = Equity

Additionally, the City expects proposers to provide responses that speak to the visions, goals and objectives outlined in the following adopted City of Dallas initiatives and plans:

- [Racial Equity Plan \(REP\)](#).
- [Comprehensive Housing Policy](#)
- [Comprehensive Environmental & Climate Action Plan \(CECAP\)](#)
- [Connect Dallas](#)
- [Economic Development Policy](#)

Resulting in:

- Outreaching to Minority/Women-owned Business Enterprises (M/WBE) in contracting and ensuring contracting opportunities with *meaningful participation in the implementation phases of the Plan that includes mentorship, capacity-building, apprenticeship and local participation.*
- Integrated Workforce Development Approach to connect historically disadvantaged populations to construction and permanent jobs.
- Public-Private Development Agreements for hiring residents of the City of Dallas in underserved communities.



Procurement Strategies (cont.)



Initial Solicitation = Project Management / Owner's Representative

- Goal release date = February 2023
- Anticipate public outreach meetings in February in advance of release
 - Public Outreach will respond to questions regarding:
 - ✓ Project Scope
 - ✓ Procurement of Project
 - ✓ Business Inclusion & Development and Inclusion Goal



Next Steps



With Joint Committee guidance and recommendation:

- CES will issue the Project Management Solicitation in early February 2023
- CES, CFO, City Controller's Office (CCO), Park and Recreation (PKR) and the City Attorney's Office (CAO) will continue analysis in preparation for a revenue bond issuance before year-end
- CES, CFO, CAO, PKR and CCO will bring forward a reimbursement resolution by April 2023 that will include:
 - New Master Plan staffing unit
 - Requested soft/hard costs already expensed through local HOT for the KBHCCD Master Plan
 - Proposed costs to be incurred by Fair Park First





City of Dallas

Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan – Next Steps

**Special Called Meeting
Transportation & Infrastructure
and Economic Development
February 7, 2023**

Rosa Fleming, Director
Convention and Event Services
Majed Al-Ghafry, Assistant City Manager
City of Dallas

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]